The Dublin Planning Board met for a site visit at Audrey’s Café, Route 101, Map 5, Lot 1, on Saturday, October 24, 2015 at 11:00 AM. Present were Chairman Bruce Simpson, Steve Baldwin, John Morris and alternate Neil Sandford. Also attending the site visit were Miriam Carter, and Jenny Mays, from the Conservation Commission. Owners Beau Gillespie and Malaise Lindenfeld attended with Jim Phillips and Dan Cotts of Dan Cotts Construction. Paul Simpson was also there with his father.

The purpose of the visit was to assist the Board viewing the site for their site plan review process. Beau Gillespie presented the reasons they need to build a new restaurant. 1) New Septic system is needed, 2) The have a wet basement, 3) The roof needs to be redone, 4) They can’t make the present restaurant size viable to support what is needed.

He presented some preliminary sketches of what they propose to do. They include build a new 120 seat restaurant in back of the present restaurant. Tear down the existing buildings and build a two lane bridge over where the present building sits, since the brook is incased with a concrete box culvert and runs under the present building. They would maintain the present parking along the road and add a new parking lot to the west of the new building. John pointed out that the Dublin ordinance calls for one parking space for every two seats in the restaurant, plus parking for employees. Beau Gillespie presented a photo of a 1950s style diner that is prefabricated for easy construction, which is what he would build plus a new septic system up on the hillside away from the new building.

Everyone went outside to walk the property. Nothing would be built east of the present restaurant since they want to maintain the trees and lawn there. They had stakes in the ground for three corners of the proposed building. It would be set back not parallel to the road but angled toward the east.

Various things were discussed including drainage for the parking lot so it would not impact the flow into the brook. The fact that this is in the scenic gateway district and the special requirements that need to be met. The timeline of when the site plan review could be completed so they could begin construction, if it is approved. Whether a variance is needed since the building and parking lot would be within the 100 foot wetland setback from the brook. Further consideration was put on the agenda for the November 5th Planning Board meeting. The Conservation Commission will be considering it further at their next meeting on Wednesday, October 28, 2015.

Bruce Simpson concluded the site visit at 11:45 AM even though further discussion continued afterwards.

Respectfully Submitted,   Neil R. Sandford, Secretary