The Dublin Planning Board met for its regular meeting in the first floor meeting room of the town hall on November 19, 2015, at 7 p.m. Present were Chairman Bruce Simpson, Bill Goodwin, Steve Baldwin, Suzan Macy and Dale Gabel. Bruce appointed Gregg Fletcher to fill John Morris’s seat for tonight’s meeting. Also present were the following: Phil Marrottee, Chris Guida and Rob Deegan

**Phil Marrottee and Chris Giuda, Fieldstone Land Consultants preliminary driveway consultation Map 7, Lot 18F**

Phil Marrottee and Chris Giuda, Fieldstone Land Consultants representing Leo and Veronica Plante came for consultation on a proposed driveway which would pass within the 100’ wetlands buffer zone on the property of the Plantes at the end of Chestnut Hill Rd. The consensus of the Board was that the location was reasonable given the constraints of the parcel, and that adverse impacts on the wetlands were unlikely. The Board will consult with the Conservation Committee and Selectmen as required by the ordinance after which the board will vote on its approval. A very small section of the driveway has possibly an 8-10% grade.

**Rob Deegan of Monadnock Survey. Lot Line Adjustment between Map 8, Lot 32 and Lot 32A, preliminary consultation**

The property owner, Rob Strauss, wishes to add 4 acres from lot 32 to lot 32A ( presently 17.9 acres). Lot 32 would still retain more than the required minimum acreage and there were no issues with setbacks. The board agreed it was acceptable to go forward using the existing survey of the properties.

**November 5, 2015 minutes were reviewed with the following corrections**

Under Audrey’s Restaurant, 2nd paragraph, 3rd sentence, 4th line was corrected to delete the word “show”. And the last paragraph beginning with, “David and Colin…” was deleted. Bill moved and Steve seconded a motion to approve as amended. The motion unanimously passed.

**Amendments.** The board discussed Bruce’s revision of the Solar ordinance that was reworded to include other forms of renewable energy. Bruce said he would look at what paragraphs of the ordinance and regs would need to be changed to allow the property owner to decide between Open Space subdivision vs Conventional subdivision designs for minor subdivisions. The proposed amendments must be finished by the 2nd meeting in Dec.

**Code violations.** Steve brought up the issue of used cars being sold along Rte 101. The ordinance limits such sales to one vehicle which is owned by and registered to the property owner, but mentioned two clear violations of this. The board stated this issue needs to be dealt with by the Selectman.
At 7:45 p.m. Dale moved that the board adjourn. Greg seconded and the motion passed.

Respectfully submitted

Suzan Macy
(as secretary in Neil’s absence)