The Dublin Planning Board met for its regular meeting and public hearings for Eversource and Duckburg Holdings Site Plan Review in the first floor meeting room of the town hall on December 3, 2015, at 7:00 PM. Present were Chairman Bruce Simpson, Dale Gabel, Suzan Macy, Steve Baldwin, Bill Goodwin, John Morris and selectmen’s representative Paul Delphia. Alternates, Gregg Fletcher, Todd Bennett, and Neil Sandford were also present. See the attached sign-up sheets for others who were present. The secretary called the role.

**Eversource’s Public Hearing to remove trees and trim brush around power lines on scenic roads in Dublin**

Bruce opened the public hearing at 7 PM and read the RSA concerning cutting trees and brush on scenic roads. David Crane from Eversource explained what they wanted to cut trees and limbs 4 inches or less in diameter that would affect the power lines. Larger trees that are unhealthy or dead or too close to the lines. They have hired Asplundh to do the work and they should contact the property owner before the work begins. They expect to start in January 2016. They do this every four years. Dale moved to approve Eversource’s request to groom scenic roads. Bill seconded the motion and the motion passed.

**Driveway for Leo and Veronica Plante on Chestnut Hill Rd, Map 7, Lot 18F**

Bruce read the Conservation Commission’s recommendation from their draft minutes from the December 2, 2015 Meeting. Bruce moved that the application be approved subject to the conditions recommended by the Conservation Commission. Suzan seconded the motion. The motion passed.

**Minutes of the November 19th Meeting**

Bill moved and Dale seconded a motion to accept the minutes as written. The motion passed.

**Audrey’s Restaurant, Duckburg Holdings Site Plan Review, Map 5, Lot 1**

Bruce explained that the board would first determine if the application is complete, then hear from the applicant and the public. Bruce went through the site plan review checklist, item by item. Various board members asked Beau Gillespie questions to understand the plans. Bruce explained that the board could find the application complete in order for the board to proceed. Dale asked what significant things were missing and Bruce answered that the only thing he noticed was an engineered drainage and erosion control plan. Dale asked about the state approval for the new roadway and Bruce explained that it could be approved contingent upon approval from the state or other permits. Dale moved to consider the application complete, John seconded the motion and it passed unanimously.
The board then moved to the merits of the application. Two issues that the board can waive if the applicant can prove the need. One is the required number of parking spaces, and the other is the buffering requirement in the Scenic Gateway District. Bruce read that the ordinance which calls for trees every thirty feet unless the board is convinced there is adequate buffering and/or the requirement constitutes a hardship. The board discussed whether the buffering area could be along the brook even though it does not meet the letter of the ordinance which requires it to be within 30 feet of the roadway. The related question about the parking area was then discussed. Bruce noted that Dublin requirement of one space per two seats is especially stringent, and noted that Keene requires a parking space for every four restaurant customers and Nashua is a space for every three. Steve explained that his talk with the code officer in Keene who recommends for several reasons including having less black top area so that the ratio should be lower. John and Dale asked Beau how many spaces the applicant would want and he answered 40 spaces plus employee parking, but he would need to think about it. The board has a right to waive the parking space requirement and they expressed interest in knowing what the owner desires from a business stand point. Bruce wondered if the board should approve 40 spaces and ask the applicant to come back with a revised parking plan along with a drainage and erosion control plan.

Bruce asked the applicant to provide two written requests for waivers. One for the number of parking spaces and another for the buffering requirement to be beyond the 30 foot setback from the road.

The board opened it up to the public. Heidi Thomas spoke in favor of keeping something at that location. Jim LeTourneau spoke about the safety concerns the state might have, but he is in favor for the proposal and thought it would be a great improvement to the scenic gateway. Charlie Champagne spoke in favor of this as a great improvement to both the looks of Dublin’s gateway as well as the economy. Sturdy Thomas agreed with his wife’s comments and felt that it would be a big improvement to the present building. David Kennard, an abutter, spoke in favor of this project but asked if it would have any impact on his desire to have sheep on the nearby hillside. Beau favored David Kennard’s future use of the abutting property and the board felt the applicant’s proposal would have no impact on Wellscroft’s site plan review in the future.

Attorney Tom Hanna circulated a letter and spoke against the plan because there is no wetlands delineation, that will need a driveway permit from NHDOT, and still needs approval from the ZBA. Bruce asked the applicant to bring in the wetlands delineation plan at the next meeting as is referenced on their plan. He stated that Wildwood Real Estate, his client, is not opposed to this project if proper ecological concerns are met.

Bruce moved to continue the hearing until the next meeting when the applicant can supply the plans and additional information the board needs.

Susan Phillips-Hungerford raised some questions that the ZBA needs to know before their continued hearing next week. They would prefer that the Planning Board settle more details before they have to decide upon the special exception. Bruce asked the applicant if he wanted to wait until these site plan concerns were resolved. The board discussed when to continue the hearing and when Beau would be ready to come back with waiver requests, an engineered drainage and erosion control plan and a buffering plan that would meet the spirit of the Scenic Gateway Ordinance. Bruce moved to continue the hearing to Thursday, January 7th at 7:15 PM. Bill seconded the motion and it passed.

Dale asked about the request from ZBA for a recommendation. He felt it was inappropriate but Bruce explained that it is a requirement of the Dublin ordinance. The Planning Board is called to direct the
details of a project while the ZBA is the board to determine if a project is allowed as a special exception. The ZBA needs a recommendation from the Planning Board. Dale moved to send a recommendation for the ZBA to grant a special exception. Suzan seconded and the motion passed with John abstaining for lack of adequate information.

The board decided to meet on December 17 to focus on the changes to the ordinance so they can post a public hearing for the January 7th meeting.

Dale moved to adjourn at 9:35 PM and John seconded the motion. The motion passed.

Respectfully Submitted,

Neil R. Sandford, Secretary