The Town of Dublin Planning Board was called to order at 7:00 pm. Present were Bruce Simpson (Chair), Dale Gabel, Steve Baldwin, John Morris, Susan Macy, Selectman’s representative Paul Delphia and Alternate Gregg Fletcher. Gregg was appointed by the Chair to sit in for the absent Bill Goodwin.

The Board reviewed suggested language for a notice announcing proposed changes to the Zoning and Land Use Regulations. It was determined by the Board that each section would be taken in turn and voted on individually.

Section 1. Alternative Energy Systems. Dale moved approval of the wording as presented, Bruce seconded the motion. The motion was approved unanimously.

Section 2. Changes to Subdivision Design and Procedures. Bruce moved approval of the wording as presented and Dale seconded the motion. John pointed out that the proposed wording of the notice would not achieve the desired outcome because some subdivisions are already exempted from mandatory Conservation Subdivision design by section XX.C.2 of the ordinance depending on the original size of the parent lot prior to subdivision. To clarify the purpose of the proposed change to the ordinance, the following language was developed:

“Section 2. Changes to Subdivision Design and Procedures. Current regulations make Conservation Subdivision design the default for minor subdivisions where the parent lot is equal to or greater than four conventional lots of minimum lot size for that District in which the parent lot is located. The Planning Board proposes amending the regulation to make Conventional Subdivision design the default for minor subdivisions regardless of the size of the parent lot.”

During subsequent discussion, John said that changing the default design of minor subdivisions to Conventional was ill-advised because it removed the Town’s ability to place significant areas of land into conservation status when large parent lots are subdivided into just a small number of new developable lots. After discussion, the motion was voted on. All voted in favor of the revised wording except for John who opposed the motion.
**Section 2a.** John moved to accept the proposed wording regarding adding a requirement for a noticed public hearing in the event a developer desires to request a Conventional Design for a major subdivision. Dale seconded the motion. The motion was approved unanimously.

**Section 3. Accessory Living Units.** Bruce moved to approve the language as proposed; Steve seconded the motion. Discussion revolved around the purpose of the change to the regulation. Bruce confirmed that the goal is to remove the upper boundary from the size requirement for accessory living units since the regulations already allow two full-sized living units on an appropriately sized building lot. All members voted to approve the proposed language except John who opposed the motion.

**Review of minutes of the December 3, 2015 meeting.** The following changes were identified:

- Section on Eversource: Second word should be “opened” vice “opening”. At the end of the second line, change the words “...wanted to do cutting trees and limbs...” to read “...wanted to cut trees and limbs...”. In the fourth line, change “Asplund” to Asplundh”.

- Section on Leo driveway: Remove the word “based” from the second sentence.

- Section on Audrey’s Restaurant: In the paragraph that begins “The board opened it up to the public.”, last sentence of the paragraph – change the word “it” to read “the applicant’s proposal”. In the next paragraph, remove the apostrophe from “wetland’s” in the first sentence and add a comma after the word “client” in the last sentence.

Dale moved to approve the minutes as amended and Steve seconded the motion. The vote was unanimous.

**Discussion of Possible Items to look at for changes.** The Board discussed the other possible changes to regulations and determined that the previously addressed possible changes were all that would be sought this year.

**Adjournment.** There being no further business, Susan moved to adjourn the meeting and Steve seconded the motion. The meeting was adjourned at 8:15 pm.