



Planning Board Site Visit Minutes
Map 3 Lot 3 42 Close Road
PO Box 277
Dublin, NH 03444
August 26, 2026

The Planning Board met for a site visit at 42 Close Road in consideration of a proposed wetland waiver. Present were Members: Archie McIntyre-Chair, Caleb Niemela-Vice Chair and Blake Minckler Select-Board Representative. Absent were Members: Jack Munn, Rob Sullivan, Nicholas Patrick, Brie Morrissey and Alternate: Susan Phillips-Hungerford. Also present were Fieldstone Representatives- Chris Guida, and John Noonan, Property Owner- Will Wear, Excavator- David Whitney and Conservation Commission Members: Geoff Griffiths-Chair, Jay Schechter and June Brening.

Prior to the meeting being called to order, Caleb stated that although he is a Planning Board member, that he is at the site visit in his role as Builder/Contractor for the project and therefore is here only to answer questions concerning the project. Caleb recused himself.

Call to Order: Archie opened the site visit for Map 3 Lot 3 -42 Close Road at 5:00pm.

Site Visit: The property had been flagged as requested by the Planning Board. John reviewed the flagging of the wetlands and 100-foot buffer. The yellow flags delineated the 100-foot buffer with the silt fence placed 1-foot uphill from that. Pink Flags are in the wetland buffer and indicated a proposed silt fence to be placed for the proposed grading into a gentler downhill slope into the 100-foot buffer. Pink flags had also been placed in the wetlands. One was visible from the backyard of the existing house and Fieldstone assured the Board that others were also in place. Fieldstone originally mapped the property's wetlands and buffer in June 2025. Ground breaking began in November of that same year and the silt fence was installed November 11, 2025. Originally, there was a lawn with a natural grade towards the wetlands where construction is currently happening. Fieldstone representatives walked the Board and Commission members into the field pointing out buffer flags. Archie and David walked down past the actual wetlands onto Learned Road discussing silt run-off. Chris walked Geoff down towards the wetlands and then to the site of the proposed solar panels. There was a question about what dotted lines on the survey map represented. Chris explained that they were representative of a county soil survey which was done back in the 1940's/1950's as a planning tool for farmer's fields. They have no bearings on the wetland or buffer. Archie announced

that the Planning Board will meet on September 3, 2026 to continue discussing the merits of the wetland waiver application. The Conservation Commission is in hopes of meeting prior to that date for their deliberations. Geoff felt that before committing to a date, he should contact the other members of the Commission.

Adjournment: There being no further business, Archie made a motion to adjourn the site visit meeting at 5:23pm.

Minutes respectfully submitted by Pamela Celko