



Planning Board Minutes

Public Hearing

PO Box 277

Dublin, NH 03444

September 17, 2026

The Planning Board met on September 17, 2026, in the basement conference room of Town Hall at 7:00pm. Present were Archie McIntyre-Chair, Caleb Niemela- Vice-Chair, Blake Minckler- Select-Board Representative, Members: Jack Munn, Brie Morrissey, Rob Sullivan, and Alternate: Susan Phillips-Hungerford. Also present at the meeting were Johnathon G. Lefebvre-Fieldstone representative for Map 3 Lot 41 and Tom Johnson-subdivision applicant for Map 3 Lot 41-Korpi Road, Mark Christopherson and John Rondeau-Lake Shore Association Representatives, Sterling Abram-Monadnock Advisory Commission representative and many Dublin residents. (Complete list of attendees found at the end of the minutes)

CALL TO ORDER: Archie opened the meeting at 7:04pm appointing Susan to sit in as a voting member. Archie apologized for the wrong agenda posted to the Town's website but noted that the Public Hearing notices posted on the website and at Town Hall plus the Post Office were all correct and therefore the Public Hearing would be held. Archie also made it clear that a Lot Line adjustment does not require a public hearing, but because the two actions for Map 3 Lot 41 are so closely related to each other, the fact of a Lot Line Adjustment was included with all public notices and abutters' letters for this particular case. Archie also stated that two Planning Board members are abutters- Archie and Caleb, and they will recuse themselves from any deliberations or decision making for this property. Archie will stay as chair to facilitate the Public Hearing providing there is no objection from the Board, the applicant nor the audience. No objections were forthcoming.

Caleb requested himself and sat in the audience.

NEW BUSINESS:

Lot Line Adjustment Map 3 Lot 41: Johnathon G. Lefebvre spoke on behalf of the applicant stating that first, the lot line adjustment is not related to, nor required to be approved to proceed with the subdivision. Adjusting the lot lines simply affects making two existing lots more

conforming. He then proceeded with a brief history of the property stating that originally one lot, Map 3 Lot 41, was divided into two (2015 Lots 41 and 41A) and subsequently, Lot 41A was divided into two lots (2018 Lots 41A & 41B). The lot line adjustment just “cleans up” those two lots. Tom Johnson is the owner of both lots, although they are under different entities: Albion Properties, LLC and Mormor’s Stuga Trust. Map3 Lot 41B does have a mortgage, but the mortgage company does not have an issue with the lot line adjustment. Neal Sandford, long-time Planning Board/Zoning Board secretary, questioned if the provisions placed on the private road in the 2018 subdivision had been fulfilled. Discussion ensued concerning culverts and grades of the private road. The consensus was that all requirements had been met.

Archie recused himself and Brie took over as acting chairperson. Brie made a “motion to approve the Lot Line adjustment for the site plan prepared by Fieldstone for Map 3 Lot 41 & 41B on April 14, 2026, and later revised on July 30, 2026, subject to a letter of lender consent”. Rob seconded. Vote in the affirmative: 5-0

Archie rejoined the meeting in an administrative role.

Public Hearing for Map 3 Lot 41: Archie called the Public Hearing to order at 7:28pm. John continued to explain the overall project now including the proposed sub-division. An additional lot, Lot 41-C would be carved from the original parcel of Map 3 Lot 41. There is an existing private road which has met all Town requirements, including a turnaround area for fire vehicles on Lot 41 A & B which would be extended into a cul-de-sac to provide proper road frontage for the new lot. Private roads cannot exceed 1000 feet. The proposed road would be a total of 953 feet. Frost Pond Road would not be impacted in any way. The three sub-divided lots, 41-A, B and C all meet minimum size and road frontage requirements. Septic and well locations are indicated on the map for all lots but will need State approval since two of the lots are under five acres. Wetlands and buffers are indicated on the map although none will be disturbed. Archie opened the meeting up to discussion. Questioned whether approval was needed from all residents on Frost Pond Road, answered; no, because there is no new frontage required on Frost Pond Road. The property has many stone walls which will require obtaining a stone wall permit if disturbed. Concerns about accessing the third lot needing to cross a brook were moot because that issue is not part of this meeting’s discussion, there is other access to the lot plus a wetland waiver could be applied for. Questions from abutters concerning the fact that this property was already sub-divided twice and if there were plans to continue subdividing the larger original parcel in the future as, Map 3 Lot 41 would still retain over twenty acres. Tom indicated that there were no current plans to further subdivide. Concern was expressed that there have been problems in the past with rentals on this property. Archie stated that the Planning Board must base its decision on the merits of the application and cannot dictate what is built on the lots.

Determine if the application is complete: The Planning Board secretary spoke to the fact of where and when public notices were posted, when and where the newspaper notice was

published, read off the names of non-returned certified letter cards and stated that the applicant has paid all fees associated with the sub-division application. Archie read the sub-division checklist line by line while Jack reviewed the site map to ensure the proper criteria had been met.

Archie recused himself from the meeting.

Brie took over as acting chairperson. Blake made a “motion that the sub-division application for Map 3 Lot 41 Frost Pond Road is complete”. Jack seconded. Vote in the affirmative: 5-0

Discussion ensued about the benefits of making a decision at this evening’s meeting or tabling the decision until a future meeting. It was decided that a decision could and would be made at this meeting.

Blake made a “motion to approve the minor subdivision for Map 3 Lot 41 and 41C as presented on Fieldstone’s site map prepared on April 18, 2026 subject to the following conditions meeting approval:

- NH DES State Subdivision approval
- A notarized Driveway Maintenance Agreement reviewed and approved by Town Counsel
- Stone wall permit application submitted when applicable
- A signed and notarized waiver of municipal liability for the Private Road

Rob seconded. Vote in the affirmative: 5-0

Public Hearing Adjourned: The Hearing adjourned at 8:25pm.

Archie and Caleb rejoined the Planning Board Meeting.

Approval of Planning Board Minutes for September 3, 2026- Blake made a “motion to approve the minutes of September 3, 2026, as written”. Jack seconded. Vote in the affirmative with Caleb and Rob abstaining: 5-0

Rob mentioned that the Planning Board might consider the application process between major and minor sub-divisions. This is the second time this property has been sub-divided and it is not an isolated case. Is this happening because a minor sub-division is easier to obtain and will other minors be forthcoming to avoid the stricter rules for a major subdivision? Topic will be placed on the agenda.

Pumpelly Trailhead Parking: Sterling has a strong possibility of obtaining land for public parking in the area of the Pumpelly Trailhead. Although the Monadnock Advisory Commission

is in favor of a parking lot, Sterling is not before the Board tonight officially representing the Council but rather to consult with the Planning Board on the process and what Town laws might affect this effort. Discussion ensued concerning the benefits of a parking lot and the drawbacks in bringing the project to fruition. The first mile of the trail presents no formalized easements of property owners allowing hikers to cross over their land. Obtaining deeded easements should be the first step. Defining if a parking lot for the trailhead falls under commercial or non-commercial use since the Town zoning ordinances state no commercial use within 1500 feet of the lake. Although the grantor of the potential parking lot land wishes to remain anonymous, the location will need to be disclosed if the Zoning Board needs to make decisions on commercial vs. non-commercial and the Planning Board would need to do a site plan review. If the parking lot is approved, the Town might consider parking restrictions on Lake Road so when the lot is full, hikers need to seek other trails to hike the mountain. The Planning Board looks favorably to this project contingent upon the State Forest obtaining deeded rights-of-way and a site plan review. It was suggested that the project may be required go through the Zoning Board for special exception for recreational use in the Mountain District.

Lake Shore Association's questions on Short-Term rentals- Mark explained that the association was created for those who do not have water frontage on Stone Pond. Currently there are 16 families that share a beach front lot, and they have had issues with renters. Mark questioned a part of the Town's application for Short-Term which states "Applicant has made best efforts to contact abutters to discuss the property's proposed use, identify concerns and sought to address any concerns" wondering if that meant that permission was needed by all abutters. The Board answered that it meant to notify abutters, not seek their permission. The Planning Board cannot regulate Short-Term usage, that process would need to be regulated in the by-laws of the association. Currently the by-laws laws only address the beach not the houses which belong to the association. If there are multiple complaints, such as excessive noise or violence, or if the owner/local agent is not within the required one-hour distance involving a specific rental property, the Planning Board can rescind the application.

OLD BUSINESS:

Map 4 Lot 73 Valley Road/Perry Pasture Road- A site visit was scheduled for Monday, September 21, 2026 at 4:30pm. October 1, 2026 was set to consider the merits of their wetland waiver application.

OTHER BUSINESS:

Review Potential Warrant Articles:

- o **Article for Agricultural Use Change to Zoning Ordinance-** Archie drafted an article to change the restrictions of agricultural use in the Village District to comply with State Laws. The Board will review the draft for future discussion.
- o **Revision to Wetlands Setback Application Procedures and Regulations-** Rob will review the Town's wetland ordinance and report to the Board.

ONGOING ITEMS:

- o Review and consider major/minor subdivisions in meeting more restrictive conditions for one versus the other.
- o Alternates needed

ADJOURNMENT: There being no further business, Archie adjourned the meeting at 9:24pm. Jack seconded.

Next Planning Board Meetings: Thursday, October 1, 2026, at 7:00pm in the basement conference room at Town Hall.

Minutes respectfully submitted by Pamela Celko

List of Attendees:

Jonathan G. Lefebvre- Fieldstone Representative
Tom Johnson- applicant for Map 3 Lot 41
Mark Christopherson- Lake Shore Association representative
John Rondeau- Lake Shore Association representative
Sterling Abram- Monadnock Advisory Commission representative
Dublin residents:
Neil Sanford
Lawrence Resnick
Steven Baldwin
Suzannah Carey
Chris Raymond
Sean and Holly Macy
Geoff Pinney