



Planning Board Site Visit Minutes
Map 3 Lot 3 42 Close Road
PO Box 277
Dublin, NH 03444
August 19, 2026

The Planning Board revisited the project site at 42 Cose Road to discuss additional concerns relating to a proposed wetland waiver. Present were Members: Chair: Archie McIntyre, Brie Morrissey, Jack Munn, Rob Sullivan and Conservation Commission Member: Jay Schechter. Absent were Members: Nicholas Patrick, Caleb Niemela, Alternate: Susan Phillips-Hungerford, and Select-Board Representative: Blake Minckler.

Call to Order: Archie opened the site visit for Map 3 Lot 3 at 4:30pm.

Site Visit: The Board reviewed Fieldstone's site plan to orientate members to the building's addition and the proposed swimming pool in relationship to the 100-foot wetland buffer zone which is still marked with a silt fence line. Initial discussions revolved around the proposed solar panels and the minimal impact they might have on the wetlands plus the proposed grading of the existing slope leading from the building's addition into the wetlands. Jay shared his knowledge of water retention, run-off and percolating standing water. to the fact that the The Planning Board received the wetland waiver application after much of the addition's foundation was already poured. The Board discussed the proposed pool location and how that structure would divert water that runs off the hill into the wetlands. Concerns about where the backwash from the pool would drain were aired. Jay mentioned that the Planning Board always required "flagging", but none were present at the last site visit (it was reported that flags had been placed but were inadvertently removed) and none were present at the site visit today. Jay expressed that this was, once again, an example of when the Town is called in "too late in the progress of a project" to fully be able to weigh in on the impact a proposed project has on the environment. Jack mentioned that if a natural drainage path has been altered, the owner is liable. The Conservation Commission is scheduled to meet tonight, and this property will be a topic of discussion. The Planning Board anticipates a letter from the Conservation Commission expressing their concerns/recommendations being made available to the Planning Board for their meeting tomorrow evening when they discuss the merits of this application. Chairperson, Archie McIntyre reminded those members present that an application can be approved with "subject to..." stipulations.

Adjournment: There being no further business, Archie adjourned the site visit meeting at 5:00pm. The Planning Board will deliberate the merits of the wetland waiver tomorrow night, Thursday, August 20th during their 7:00 pm meeting.

Minutes respectfully submitted by Pamela Celko