Town of Dublin
Select Board Meeting
Monday August 24, 2026
4:30 PM

The Select Board reviewed payroll, accounts payable and the correspondence file

IN ATTENDANCE: Susan Peters, Frank Rizzo, Blake Minckler, Jay Spezzaferri- Owner of property, Map 4 Lot 73, Mark Nicklin- Country View Landscapes Owner, Archie McIntyre-Planning Board Chair, and June Brening-Conservation Commission Member

CALL TO ORDER: Susan called the meeting to order at 4:30pm

Pledge of Allegiance recited

SELECT BOARDS BUSINESS:

1. **Police Department**-Chief Suokko was unable to attend the meeting due to a traffic accident. Sale of the speed/radar trailer was discussed. An ad will be placed in the *Monadnock Ledger Transcript* and the trailer will be sold by sealed bids.

2. **Fire/Emergency Management**- The Hazard Mitigation Plan has been submitted to FEMA. Work on the Local Emergency Operations Plan will be scheduled for discussion in the future.

3. **Map 4 Lot 73-Valley Road/Perry Pasture Road-** Jay and Mark spoke to the Board regarding the mitigation plan drawn up by Acer Environmental LLC as required by the Board before any additional construction could commence on the property. Jay stated that he was in compliance with State wetlands but had been unaware of the Town's more restrictive policy. Discussion ensued concerning the three phases of the proposed Mitigation Plan. Archie reviewed the discussion the Planning Board had with Mark and Spencer Tate, Meridian Land Services representative at the August 20th Board meeting. Jay would like a letter of record stating that he "worked in good faith to work with a wetland scientist/surveyor of the Select Board's choosing to develop a feasible mitigation plan." Blake made a motion to accept the wetland mitigation plan preformed by Acer Environmental LLC on behalf of Renewed Homes LLC for property the on Valley Road/Perry Pasture Road, Map 4 Lot 73. Susan seconded. Vote in the affirmative. The Select

Board authorized the first phase of the plan to begin. Discussion then turned to a feasible timeline in submitting the required wetland waiver application, site visits, evaluation and discussion between the Planning Board and Conservation Commission to form a decision. Archie will be in touch with the Conservation Commission.

4. **Non-public Minutes to be unsealed**- Frank made a motion to unseal the non-public minutes listed below. Blake seconded. Vote in the affirmative.
    - July 10, 2017
    - July 24, 2017
    - March 6, 2017
    - August 6, 2018
    - September 26, 2022
    - October 3, 2022

5. **Transfer Station Letter-** Discussion ensued concerning the best path forward. The Board decided that the first step was to review the ordinance. In doing so, Susan suggested that some of the language should be clarified. She will prepare a draft for the Board to review at the next meeting.

6. **Zoning Board of Adjustment membership-** To comply with the State law that Zoning Board of Adjustment membership be limited to five full members, two of the current members changed their status to "alternate". Complete membership list can be found at the end of the minutes.

7. **Report of Cut/Intent to cut**-signed by the Board
    - Map 6 Lot 18-D 25-127-10-T
    - Map 6 Lot 26 26-127-08-T

8. **Approval of the Minutes of August 10, 2026**- Blake made a motion to approve the minutes as amended. Frank seconded. Vote in the affirmative.

9. **Approval of the Non-public Minutes of August 10, 2026**- Susan made a motion to approve the minutes as written and that they remain sealed. Blake seconded. Vote in the affirmative.

10. **Conservation Commission appointment-** Blake made a motion to follow the commission's recommendation and appoint Fred Giamo as an alternate to the Conservation Commission. Frank seconded. Vote in the affirmative.

11. **Miscellaneous:**
    - The recently hired secretary for the Planning Board and Zoning Board of Adjustment resigned due to personal reasons.
    - Dublin's Code Enforcement Officer, Mike Borden, addressed the stonework reinforcement on the stream's banks: 221 Cobb Meadow Road.

Mike will send a letter to the owner stating that the completed work is acceptable, but any further work would require proper permitting.

- The Board discussed staffing for the upcoming primary election on September 8, 2026. The three Board members will be present for the voting process as well as counting and signing the ballots.
- The budget schedule for meeting with departments and committees was reviewed. Discussion ensued concerning the unassigned fund balance.

ADJOURNMENT: There being no further business, Susan made a motion to adjourn the meeting at 6:10 pm. Blake seconded.

Minutes respectfully submitted by Katherine M. Fuller and Pamela J. Celko

Susan Peters, Chair_____

Blake Minckler_____

Frank Rizzo_____

Zoning Board of Adjustment Members:
Sturdy Thomas-Chair
Jacek Wrobel-Member
Jerry Bird-Member
Karen Niemela-Member
Tom Bator-Member
William Gurney-Alternate
Margot Sprague-Alternate
Dan French-Alternate