Planning Board Minutes
PO Box 277
Dublin, NH 03444
August 20, 2026

The Planning Board met on August 20, 2026, in the basement conference room of Town Hall at 6:00pm. Present were Archie McIntyre-Chair, Caleb Niemela- Vice-Chair, Blake Minckler-Select-Board Representative, Members: Rob Sullivan, Brie Morrissey and Alternate: Susan Phillips-Hungerford. Absent were Members: Jack Munn and Nicholas Patrick. Also present at the meeting were Mark Nicholas-Country View Landscaping, Spencer Tate-Meridian Land Services, John Noonan-Fieldstone representative, Conservation Commission Members: Jay Schechter, June Brening and Resident: Chris Raymond.

Call to Order: Archie opened the meeting at 7:02pm appointing Susan to sit in as a voting member.

Approval of Planning Board Minutes, July 16, 2026: Blake made a "motion to approve the minutes as amended". Rob seconded. Vote in the affirmative with Caleb abstaining.

Approval of Planning Board Site Visit Minutes, August 13, 2026: Susan made a "motion to approve the minutes as written". Brie seconded. Susan, Brie and Archie voted in the affirmative with all other Board members present abstaining.

Approval of Planning Board Site Visit Minutes, August 19, 2026: Rob made a "motion to approve the minutes as written". Brie seconded. Rob, Brie and Archie voted in the affirmative with all other Board members present abstaining.

New Business:
Wetland Waiver Application- Map 3 Lot 3 -42 Close Road: Caleb recused himself prior to any discussion. Caleb said that he would not be a part of the deliberations concerning the application, however, he would answer any questions concerning the project as he is the builder/contractor. John Noonan presented a summary of the project showing both a site map and a building map. He described the location for the solar panels as being placed in the best solar collection area with the least interference of vegetation although they would encroach slightly into the wetlands. The building plan includes drainage areas to help maintain the

wetlands and flattening out the slope from the building into the wetlands encroaching on the wetlands by about fifteen feet.
Archie opened the discussion up to Board Members. The plans before the Board are dated July 9, 2026 and Archie questioned when Fieldstone originally surveyed the land and if it was prior to the infrastructure currently in place. June 19, 2026 was the original documentation and all wetlands were delineated at that time. The Board was told that the silt fence was on the 100-foot wetland edge, but it is actually based on the contour of the land. No flags were visible and it appears that there has already been disturbance within the 100-foot buffer. Caleb stated that the map may not be the most updated because red flags were placed right on the 100-foot buffer and the silt fence followed that demarcation exactly. Susan stated that the building being remodeled is an historic house and the foundation grades originally went down into the wetlands. The Board asked Fieldstone to describe the drainage plan including pool backwash. Caleb stated that due to the last rainstorm, the property owners have recognized the need for additional distribution of water runoff into the wetlands, and they are willing to add additional pervious material to increase the spreading of water. House pipes that are currently visible were already there and have been cleaned out. The silt fence had been installed prior to any excavation. Questioned if the fence would remain permanently, the answer is that it will remain in place until proper vegetation is well established.
Archie opened up the discussion to the audience. Discussion ensued concerning the timeline between site visits, Conservation Commission Meetings and Planning Board Meetings. Often it is difficult to share information between Boards and between Boards and project managers. Jay spoke on behalf of the Conservation Commission stating that he never received a response to questions asked of Chris Guida so the Commission does not have enough facts to make an informed decision. He went on to say that it has been a policy of the Planning Board to have flags in place which delineate the wetland and the 100-foot buffer. Jay proposed that the Planning Board table their decision until Conservation Commission has time to fully evaluate the situation, which, following current meeting schedules, would set the project back a month. Jay pointed out that it is not the Town's job to "make good" but it is up to the owners to present plans in a timely fashion for evaluation. Discussion ensued about how the Boards could work more closely with each other and property owners. Archie requested that the applicant properly flag the wetlands and buffer early next week so that a site visit could take place on August 26th at 5:00pm. Caleb stated that a 2nd and 3rd tier silt fence will be installed, the property flagged and the 100-foot buffer will be corrected on the map. ConCom will hold a special meeting after the site visit to discuss findings and make their recommendations to the Planning Board. The Board will table their decision until their September 3rd meeting. On-site construction can continue outside of the 100-foot buffer.

Caleb rejoined the Board meeting as a voting member.

Valley Road/Perry Pasture Road: The Select Board had requested an independent remediation plan be drawn up to mitigate wetland violations. The Select Board, through

Dublin’s Code Enforcement Officer, will be the ones responsible to monitor remediation. The remediation plan was drawn up in phases dependent upon which building option was chosen. Mark and Spencer wanted the Planning Board’s opinion on which building option would be the best choice for this non-conforming building lot. The Board stated that it is not in their purview to offer advice on building plans but rather to ensure that plans meet Town policies and ordinances. Discussion ensued concerning necessary steps in the process to see the project to fruition.

Other Business:
Wetland Reviews- Discussion ensued about inconsistencies when reviewing properties requesting a wetland waiver. Thoughts about site visits, buffer flags, wetland flags, delineations, rating wetlands for an environmental value were all brought up. The Board will review the wetland ordinance.

Preliminary Review of Map 3 Lot 41 Korpi Road- This application will be in two phases: first a lot line adjustment and secondly a minor subdivision. Initial plans were reviewed to orient the Board to property location and owner’s intent. Caleb and Archie will recuse themselves from any deliberations and voting on the applications as both are abutters.

Adjournment: There being no further business, Archie adjourned the meeting at 9:23 pm.

Next Planning Board Meetings:
Wednesday, August 26, 2026 at 5:00 PM Site Visit on 42 Close Road
Thursday, September 3, 2026, at 7 PM at Town Hall.

Minutes respectfully submitted by Pamela Celko