

TOWN OF TEMPLE, NEW HAMPSHIRE

PLANNING BOARD

SEPTEMBER 7, 2005
FINAL MINUTES OF PUBLIC MEETING

Board members present: Rae Barnhisel, Bruce Kullgren, Marty Connolly, Tedd Petro, Richard Whitcomb, Allan Pickman

Call to order by B. Kullgren at 7:38 p.m.

1. Review of the 8/17/05 minutes. Move by Barnhisel to accept minutes as amended, second by Petro and voted in the affirmative.
2. The PB secretary mentioned a phone call to the Municipal Office by attorney Jim Valeriani representing Verizon. He requested forms for Site Plan Review and Conditional Use Permit to process a request to add antennas to an existing tower. The Planning Board currently has no specific forms for these purposes. Valeriani was provided with a copy of the 3-page Subdivision Approval form. General consensus was that existing PB forms should be reviewed at some point and new forms developed as necessary. No action taken.
3. Petro mentioned the August 18, 2005 letter from Southwest Region Planning Commission in Keene offering older maps and Mylars to the towns. The PB secretary will make arrangements to pick up any Temple maps and they will be made available to the different town Boards for review.
4. At 8 p.m. Kullgren opened the hearing for a Site Plan Review for Map 8 Lot 7-4. As requested, letters had been written by Don and Jeanne Andersen (owners) and Michael and Deborah Korek (applicants) formally requesting the review. Michael Korek presented an updated plan on Mylar. Board members reviewed the plan and checked for compliance regarding 5 areas that had been determined to need further clarification when the original plan had been presented to the Board on August 17, 2005. Discussion included the following:
 - 1) Parking spaces – additional spaces had been added to the plan but most were determined to not meet the 55 foot setback zoning requirement. Korek stated he did not recall the setback requirement, and would change the plan to show adequate parking spaces out back behind the barn.
 - 2) Curb cuts – Korek has submitted an application to the State DOT for a driveway permit and provided a copy to the Board. Due to vacation schedules, the Koreks are still awaiting contact from the State.
 - 3) Outdoor lighting – location was shown satisfactorily on the new plan.
 - 4) Septic design – Korek presented a new upgraded septic design for the house and the location was indicated on the new plan.
 - 5) Driveway width – shown satisfactorily on the new plan.

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PB members agreed that the new plan is adequate except for curb cuts and parking. Barnhisel asked if a site visit was needed and Pickman responded that there is no regulation requiring one. Barnhisel felt that there was precedent set from previous Site Plan Reviews. Pickman felt a visit could be waived if details on the plan were adequate. Kullgren asked if any abutters were in attendance and wanted to speak, and there was no reply. The Koreks and Andersens will return again in two weeks for the meeting on September 21, 2005. The hearing concluded at 8:25 p.m.

5. John Bauchat came before the Board to address the pending lot line adjustment and minor subdivision for Map 5 Lot 34. Barnhisel recused herself as an abutter. Bauchat presented a notarized letter to the Board from landowner Ann Sargent that named Bauchat as her authorized agent. Also presented was a copy of a letter from Sargent had written to abutters offering information on her application to subdivide, and stating her intent to provide open space in perpetuity. A new plan was not yet available due to a delay by the surveyor. Abutter Barbara Steelman had questions involving buildable lot size and wetlands protection. As the updated plan was not yet available, Bauchat and Barnhisel will return again in two weeks for the meeting on September 21, 2005.
6. At 8:45 p.m. Barnhisel rejoined the Board. She mentioned a plan for a barn-house conversion on Grover Lane/ Peterborough Road. Petro stated that the lot in question was never subdivided and the applicant had not returned.
7. Kullgren reviewed a letter from NH DES regarding property owned by landowner Viocal, LLC known as "Eagle Creek Farm" seeking a State permit to disturb 158,000 square feet for pasture development. Due to the lateness of receiving the letter, the period for comment from town officials had passed. There was some discussion on how much involvement was needed as this seemed to be an agricultural pursuit. No action taken.
8. There was a brief discussion of having the Temple Planning Board and Zoning Board of Adjustment meet together to work on revision of town zoning ordinances. ZBA member Honey Hastings said the next ZBA meeting would be in October, and mentioned one possible topic of interest could be "home occupations". Kullgren felt the agenda should be set by the ZBA, who could then contact the PB to determine a date for the mutual meeting.

Move by Petro to adjourn, second by Pickman. Meeting adjourned at 9:15 p.m.

Minutes submitted by Betsy Perry