

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

November 2, 2005
FINAL MINUTES OF PUBLIC MEETING

Board members present: Rae Barnhisel, Randy Martin, Allan Pickman, Richard Whitcomb, Tedd Petro, Bruce Kullgren

Call to order by B. Kullgren at 7:40 p.m.

1. Kullgren stated that technically this meeting should be held at the Town Hall rather than the Municipal Building due to the notice for the Tamposi PRD specifying the Town Hall location. Petro moved to change the meeting location to the Municipal Building, second by Martin and voted in the affirmative. The PB secretary created a sign and Petro drove to the Town Hall and placed the sign on the door to direct the public to the Municipal Building.
2. Review of the minutes from meeting of October 19, 2005. Move by Barnhisel to accept minutes as amended, second by Petro and voted in the affirmative.
3. Kullgren reminded the Board of the upcoming meeting scheduled for November 3, 2005 at 7:30 p.m. at the Municipal Building between the Planning Board and Zoning Board of Adjustment and he urged PB members to attend. ZBA member Honey Hastings stated that the October 13, 2005 joint meeting between the Board of Selectmen, PB, and ZBA had been generally productive. Topics addressed at that time included home occupations and services, agriculture, and affordable housing. Kullgren stated that the joint Boards would need to work on more specific areas of ordinances and get any changes ready for the voters to consider in March. Petro suggested that minutes of the October 13, 2005 meeting be distributed to all PB, ZBA and BOS members.

Barnhisel noted a possible error in the Zoning Ordinance regarding use of the term "Code Enforcement Officer". She suggested the position should actually be "Building Inspector", as Code Enforcement Officer denotes greater duties including enforcement of more than just zoning codes. Discussion followed as to what duties were assigned to that position. Petro mentioned he had a short conversation with a Code Enforcement Officer from another town to learn of his duties, and he felt that the term Building Inspector in Temple was more accurate. Pickman stated that the Town had voted to have a Code Enforcement Officer, not Building Inspector, and as the position works under the BOS the duties can be as much or as little as the BOS desires. Barnhisel felt the terminology and duties should be clarified in the Zoning Ordinance. No action taken.

4. At 8:15 p.m. Kullgren opened the hearing for the Tamposi PRD. Pickman immediately moved to table all consideration until the next meeting of November 16, 2005. Second by Whitcomb, and voted 5 in favor, Barnhisel opposed.

Kullgren mentioned that he had spoken to town counsel Bill Drescher concerning the PB proceedings to date in regard to the Tamposi PRD. Kullgren felt confident the PB has acted correctly with its actions of posting notices, notifying abutters, and holding a hearing. Brief discussion ensued concerning several

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- topics, including the definition of 'application' and the requirement that it be filed at least 15 days prior to the meeting date set for considering acceptance of the application (RSA 676:4 I-b), accepting multiple copies of plans/documents given to the PB and need for an inventory system to track their possession, the letter of 10/13/05 from attorney Tom Hanna and resulting response letter from the BOS Administrative Assistant, compliance with public right-to-know (RSA 91-A) regarding providing access to PRD information and making copies of plans, acceptance and timing of abutter input at meetings, and perceived misinformation and rumors vs. rights of citizens and due process.
5. Pickman reminded the Board that the Andersen/Korek plan had not been accepted at the Registry and then moved to waive the requirement for the plat to be recorded. Second by Petro, and voted in the affirmative. Barnhisel inquired what problems had been encountered and was told that that the plat was missing a surveyor stamp, missing the owner's name/address, and was done on the wrong type of Mylar.
 6. Kullgren related he had met with Rene Fish from the State of NH DOT and they had conversed about the subject of regional impact of subdivisions with regard to an increased number of cars on Route 101. Fish had told Kullgren that the State would not be likely to take an interest unless the size of a subdivision was over 100 lots. There remains the possibility that a breakdown lane on 101 could be widened but there would be no request to do so from the State.
 7. Kullgren mentioned an article entitled "Housing Development vs. School Costs" was printed in the October 2005 issue of "Town and City". Copies have been made available to all PB members.

Move by Kullgren to adjourn, second by Martin. Meeting adjourned at 9:40 p.m.

Minutes submitted by Betsy Perry