

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

January 4, 2006
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of the minutes from meeting of December 28, 2005. Move by Petro to accept minutes as amended, second by Whitcomb, and voted in the unanimous affirmative.
2. Review of the minutes from joint meeting of October 13, 2005 the between Board of Selectmen, Planning Board, and Zoning Board of Adjustment. Move by Barnhisel to accept minutes as read, second by Pickman, and voted in the unanimous affirmative.
3. Kullgren announced the Board will hold a hearing at the next scheduled meeting on January 18, 2006 at 8:00 p.m. on the petition submitted which requests a change in zoning to no longer allow PRD's to be built in the Mountain district.

Kullgren mentioned he had spoken with resident Doug Guy who wishes to subdivide a lot on Old Peterborough Road and will be bringing plans to the PB for preliminary review. Kullgren mentioned a previous issue regarding a "barn/house" on this property and said Guy feels he may not have to go through the subdivision process because there are several parcels of land with separate deeds that the town had previously considered to be one lot. Kullgren related when the Town was developing its zoning ordinances that there was a history of combining non-conforming lots, and Guy's property may be one instance of this. Petro stated this issue had been previously addressed and straightened out with the involvement of town attorney Bill Drescher. Kullgren advised that although there may be separately deeded lots, zoning says the lots must conform and this has not yet been tested, and felt some member of the Board could research "common ownership" of lots. Petro suggested the Board wait until Guy presents his plans. No action taken.

4. At 8:00 p.m. Kullgren turned the meeting over to Pickman, who opened the continuation of the hearing on the Tamposi PRD. Martin recused himself from the Board. Pickman stated that Barnhisel and Whitcomb had asked him to develop a possible scenario for a conventional subdivision. His design illustrated 32 lots on the roads already proposed in the PRD. Engineer Earl Sandford stated he had also worked up a design for a conventional subdivision, and displayed a drawing that showed 36 lots with additional roads. Sandford explained he had used a 5-acre lot scenario and noted the biggest aspect of change was the lack of green or open space. There would also be house lots along Route 101 and Old Revolutionary Road. Resident John Kieley asked about the degree of cuts and fills on the new roads. Sandford explained the new plan represented approximately 8200 linear feet of road and the old plan had approximately 6900. He pointed out specific areas on the drawing having various cuts, fills and grades. Kieley questioned the cost of the road system and was told by Sandford that a ballpark figure would be \$200 per foot. Sandford stated the new concept was a courtesy design in response to a request by abutters for a "Yield Plan", and was for comparative purposes only.

Petro stated the history of planning in town advocated no "sprawl" and wondered if the conventional plan would be considered sprawl. Discussion followed between Board and audience members on several related areas including Master Plan goals, development density, "Smart Growth" audit and recommendations, preserving rural character, smaller lot sizes vs. larger lot sizes, clear cutting of trees, mountain zone requirements, Planning Board discretion, landowner rights, visual "snapshot"

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along Route 101, expansion of conservation land, homeowner's association and limits, private vs. public roads, and town costs and benefits. Comments from abutters seemed to indicate the mountain is considered a fragile area not conducive to any large-scale development.

A resident inquired about state involvement with water and environmental issues and Pickman answered that specific water issues would be determined by the outside consultant. Abutter Grinnell More spoke about the Board needing to act on behalf of the Town to maximize benefit from the project and suggested that the Board seems "pro-development". Pickman stated the PRD ordinance was designed to support approximately the same number of lots as a conventional subdivision. He indicated the PRD would benefit the Town in that 110 acres of open space would be preserved forever, there would not be miles of road to maintain, and the environment would have less disturbed area. He said the Board would continue to examine the plans and strive for balance.

A question was asked if more information from the State would be forthcoming. Pickman answered that State subdivision approval had to be obtained, drainage studies would go to the consulting hydrologist, and a letter has been sent to the State requesting a traffic study. Abutter Paul Clifton-Waite stated the PRD plan was flawed and the abutters want an independent engineer paid for by the developer to examine the plan and its impact. Pickman responded that the Board and Road Agent have some expertise in construction and can review the plans and he did not see the need for an outside engineer. Petro moved to continue to let the Road Agent act as engineer for the roads proposed in the PRD. This brought up the mention of a possible conflict of interest, as the Road Agent had been hired to dig the test pits for the PRD. Discussion followed with Kullgren stating he had full confidence in the competence and honesty of the Road Agent, and Barnhisel stating she felt the Board should seek the opinion of an independent engineer for objective testimony to protect the PB. Pickman requested action on the motion on the floor, and Kullgren seconded Petro's motion, followed by a vote of 4 in favor with Barnhisel opposed.

Further discussion ensued regarding water issues, septic designs and drainage, nitrate concentrations and setbacks, and grade changes. Sandford offered to provide copies of revised plans to the PB before the next meeting. A copy of a letter to Town Health Officer Pete Caswell addressing nitrate loading was given to the Board. Sandford mentioned there would be no expedited review of wetlands crossings by the Conservation Commission due to the large scale impact. Whitcomb asked if Board members were in agreement that the PRD plan was preferred vs. a conventional subdivision. Board members were polled and unanimously favored the PRD. Kieleley asked how much time was left to consider the application, and Kullgren advised that an extension could be sought. Tamposi stated he realized it would be a long process and the Board should take all the time it needs. Mention was made of approaching March elections and possibly having new Board members voting on the plans without sitting through the entire process. Pickman stated the Board may want to consider alternates.

Pickman stated the next meeting would be on January 18th, and the warrant article petition would be considered, followed by the continuation of the PRD hearing. The PRD hearing was closed by Pickman at 10:12 p.m.

Move by Petro to adjourn, second by Barnhisel. Meeting adjourned at 10:13 p.m.

Minutes submitted by Betsy Perry