

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

FEBRUARY 1, 2006
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Kullgren at 7:35p.m.

1. Review of the minutes from meeting of January 18, 2006. Move by Barnhisel to accept minutes as amended, second by Martin and voted in the unanimous affirmative.
2. Discussion of petition warrant article to amend the Temple Zoning Ordinance to no longer allow Planned Residential Development's (PRD's) in the Mountain district. The Planning Board must recommend or not recommend passage. Board members chose to speak individually to summarize their position on the article. Barnhisel spoke first and then moved to have the PB vote on accepting the warrant article. There was no second on the motion. The remaining Board members explained their positions. Pickman moved to table the current motion and then made a new motion to have the PB vote against approval of the warrant article, which Martin seconded. Before the vote Barnhisel stated she would like to add a resolution to direct the PB to continue to work on minimum lot sizes and improvements to the PRD ordinance. Pickman stated he was not in favor of the resolution and explained why. Barnhisel withdrew the resolution. Result of the vote was 4 in favor of not recommending the warrant article, 1 opposed.
3. 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. Updated plans and documents were presented to the Board and the changes explained by project engineer Earl Sandford. Paperwork included (3) large size sets of 27 pages of project plans, (1) small size set of 27 pages of project plans, (3) copies of one page test pit log, (2) copies of updated drainage report, and (2) sets of ten pages of "mini site plans" for lots the PB had previously designated as questionable due to overly steep slopes. Pickman asked Road Agent Tim Fiske to comment on the current plans. Fiske mentioned he would like to see the new bridge moved slightly to the west, away from the old bridge, and have Five Gates Road straightened out a little. Discussion followed concerning aspects of aligning the intersection with Old Revolutionary Road and appropriate signage. Fiske stated he had met with Charles Willeke from the State DOT regarding the intersection with Route 101. The State will not work directly with the developer but must work through the Town. Willeke reviewed the site and will be sending a letter to the PB outlining the steps to be taken and all specifications. Sandford mentioned he had talked by phone to the State and cannot yet work up a design as the State has not yet provided requirements. Resident Connie Kieley mentioned concerns of another development possibly being built on the other side of Route 101, and Fiske stated this information had been mentioned during his meeting with Willeke.

Pickman stated the Board should address the "mini site plans" for those lots previously designated as questionable by the PB, and he read part of the zoning ordinance pertaining to building on steep slopes (Section 19, Part B "Standards and Criteria, paragraph 4). Two residents asked questions concerning building and maintaining roads in the PRD and handling of water concerns. This led to discussion of the status of hiring an independent hydrologist to review project plans. Kullgren stated that Hoyle, Tanner and Associates (HTA) had been

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

FEBRUARY 1, 2006
FINAL MINUTES OF PUBLIC MEETING

contacted and had submitted an estimate of costs and a timeframe. Barnhisel suggested that more than one estimate should be obtained. Abutter Grinnell More asked if the hydrologist's review would include a field visit and hoped that abutters' concerns could be taken into consideration. Fiske explained that HTA had produced a hydrology report for the development on Josiah Lane and that had included a site visit. Jim Tamposi objected to abutter intervention for what should be an independent review. Tamposi also suggested that HTA was a large firm and perhaps an estimate from a smaller firm might provide a lower cost. Resident Honey Hastings suggested that any hydrologists be contacted in writing with identical specifications so their estimates would be comparable.

Barnhisel asked Sandford about the new drainage report and Sandford reviewed details of the updated information. Sandford said that the new report included fine-tuning and explained the relation between the watershed map and higher 'CN' values. Pickman advised that the independent hydrologist would need a copy of the report as well as the project plans. Sandford requested the ability to have limited communication with the hydrologist to answer any questions. Pickman stressed that any communication would need to be documented.

Tamposi and Sandford asked for guidance from the Board in redesigning or possibly moving the questionable lots. Lengthy discussion followed regarding building on steep slopes and the affect on road grades. At one point Tamposi offered to withdraw the questionable lots and also remove the field area along Route 101 from the plans. Sandford stated he felt he could 'tweak' the lots to avoid the 25% slope areas and will provide updated drawings at the next meeting.

Kullgren, Pickman, Barnhisel, and Fiske made plans to meet on 2/6/06 to review road plans.

Pickman announced the PRD hearing would be continued to the next regularly scheduled PB meeting on February 15, 2006 at 8:00 p.m. Move by Pickman to adjourn the hearing, second by Kullgren and voted in the unanimous affirmative. Hearing adjourned at 11:00 p.m.

4. Mary Nutting approached the Board with documents and questions about the Historic District Commission. She stated the HDC would like to send letters and copies of the ordinance to owners of properties within the district. At issue is whether property owners can choose to participate. Kullgren mentioned when the district was formed back in the 1980's that participation was voluntary. Nutting stated that all HDC papers were being sent to NH Municipal Association to be reviewed.

Move by Pickman to adjourn the meeting, second by Kullgren and voted in the unanimous affirmative. Meeting adjourned at 11:15 p.m.

Minutes submitted by Betsy Perry