

# TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

FEBRUARY 15, 2006  
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of the minutes from meeting of February 1, 2006. Move by Whitcomb to accept minutes as read, second by Pickman, and voted in the unanimous affirmative.
2. Kullgren mentioned information received from Southwest Region Planning Commission regarding their annual planning/zoning conference to be held on April 1, 2006 and a dinner meeting to be held at the Keene Country Club.
3. Kullgren mentioned a resident who was expected to come before the Board with plans for a minor subdivision, but the resident did not appear.
4. Kullgren advised Board members that they needed to discuss an extension for the Tamposi PRD. The original application was accepted on November 16, 2005. Town zoning regulations require a decision by the PB within 90 days or granting of an extension. Pickman suggested asking the developer for a 30-day extension. Whitcomb wondered if all the paperwork, such as state subdivision approval and independent hydrologist's report, would be ready by then. Jim Tamposi consented to an extension and provided the Board with a handwritten form agreeing to an extension until March 16, 2006, with provision for consideration of future extensions if needed.
5. At 8:00 p.m. Kullgren turned the meeting over to Pickman, who opened the continuation of the hearing for the Tamposi PRD. Pickman moved to formally enter the extension consent document, seconded by Petro and voted in the unanimous affirmative. Pickman advised that on Saturday, February 11, 2006 Jim Tamposi had dropped of revised drawings of Five Gates Road intersection with Old Revolutionary Road and Route 101. Project engineer Earl Sandford explained the specifics of the new drawings for the intersection and plans for a Route 101 bypass lane. He stated the Town, not the developer, is the actual applicant to the State. Members of the Board and audience reviewed the new design and asked questions.

Pickman stated that on Monday, February 6, 2006 he met with Barnhisel, Kullgren and road agent Tim Fiske to look over the PRD road plans in detail. Connie Kieley asked why the meeting was not noticed, and Pickman responded that it was a work session only, there was no quorum present, and no decisions were made. Barnhisel said the date, time and place had been set at the previous PB meeting.

Pickman stated he had taken a copy of the PRD drainage report to Tom French of Hoyle, Tanner & Associates. French reviewed the detailed information and felt the estimate submitted by HTA for an independent hydrologist's report was valid. Pickman also showed the PRD drainage report to Steve Keach of Keach-Nordstrom Associates to seek a second estimate. Pickman stated he had copies of the two estimates and he would like the Board to review both.

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Pickman asked Fiske to comment on the updated PRD plans. Fiske stated he had gone over the plans with Sandford and was satisfied. Fiske has provided a copy of the plans and a completed application to the State, but they would not be reviewed until the following week. Pickman asked Fiske to summarize the work session held on Monday 2/6/06 and this led to discussion of road grades, road widths, and paving. Several abutters commented on their desire to keep traffic moving along the proposed Five Gates Road and not turning down Old Revolutionary Road. Kullgren questioned whether the existing bridge should be kept or removed. Discussion followed regarding the potential responsibilities of the Town for the old bridge. Several abutters argued for keeping the old bridge intact and functional. Fiske stated that keeping the old bridge would mean future maintenance costs to the Town. Pickman stated he would like the Board to vote on the road plans as viewed and discussed at this meeting, to approve the intent of the plans. Barnhisel requested and received a clarification of the updates to the plans that Pickman had received 2/11/06. Connie Kieley asked the PB to hold off voting until the next meeting so all abutters could have a chance to review the plans. Petro moved to accept the plans as submitted with the addition of specific changes discussed and agreed to at this meeting. There was no second. Tamposi then provided a five-point handwritten motion for the Board to consider. Pickman read the document out loud, then moved to accept the plans with the addition of the five points mentioned in Tamposi's document. Kullgren seconded. Barnhisel requested a second reading of the motion. The Board voted in the unanimous affirmative to accept the motion as written (see attached Addendum).

PB members reviewed the two estimates for providing an independent hydrologist's report. Pickman read the two proposals out loud, and discussion followed regarding the wide variance in costs and similarity of services provided. Barnhisel questioned whether the estimates included an on site visit. Some audience members felt the Board should seek a third opinion. It was determined that Pickman would phone Keach to further clarify information and also would contact reference towns. The Board granted conditional approval to use Keach-Nordstrom if no negative information surfaced. If a problem became evident the Board agreed to hold a special meeting next week to determine how best to proceed.

Sandford provided the Board with three revised "mini site plans" for problem lots having steep slopes. Pickman stated he would like more time to review the drawings. Petro spoke of a conversation with Kevin Russell of SWRPC regarding slopes greater than 25% and the suggestion to "work with the developer".

Abutter Paul Clifton-Waite requested that Barnhisel's notes from the work session held on Monday, February 6, 2006 become part of the minutes. Barnhisel related that topics at that meeting included reviewing road plans with Tim Fiske, phases of development and bonding, and homeowner's covenants. Email copies of the covenants will be provided to PB members and will be discussed at the next PB meeting.

Pickman announced the PRD hearing would be continued to the next regularly scheduled PB meeting on March 1, 2006 at 8:00 p.m. Move by Petro to adjourn, second by Petro, and voted in the unanimous affirmative. Meeting adjourned at 10:50 p.m.

Minutes submitted by Betsy Perry

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ADDENDUM

Motion that as part of the approval of the subdivision we accept plans dated 2/10/06 (3 sheets).

- 1) That applicant deed Old Rev. Rd, 50' in width, from Rte 101 to the new bridge and the area of land in the area of the future intersection.
- 2) That Old Rev. Rd. from 101 to new bridge be paved.
- 3) That the existing bridge and applicable section of Old Rev. Rd be allowed to remain in place.
- 4) That applicant not construct the new relocated Old Rev. Rd, but install the culvert on the right (east) side of Five Gate Farm Rd. and regrade as required as far as the centerline of existing Tamposi drive.
- 5) That the Town apply to the State for the Rte. 101 bypass lane, which will be constructed at the applicant's expense.