

# TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

MARCH 1, 2006  
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of the minutes from meeting of February 15, 2006. Move by Barnhisel to accept minutes as amended, second by Pickman and voted in the unanimous affirmative.
2.
  - Kullgren reviewed a memo from the Board of Selectmen reminding all town boards to keep appropriate minutes of meetings.
  - Kullgren mentioned the PB had sent a letter to PSNH notifying them of the Tamposi PRD. This was in response to a request from PSNH to be advised of subdivision plans in regard to transmission line easements.
  - Kullgren noted the receipt of a letter and handbook called "The Planning board in New Hampshire" from the NH Office of Energy and Planning. The handbook will be made available for review in the Selectmen's office.
  - A copy of a Dredge and Fill Permit for Heather Pratt to enlarge a farm pond was received.
  - Copies of a 5-page letter from town attorney Bill Drescher re: deed and lot history for the Ann Sargent properties were distributed to PB members. At issue is whether separately deeded parcels exist or if lots may have been consolidated. The matter will have to be satisfactorily determined before the Board can further consider a minor subdivision and lot line adjustment that was initially presented in August of 2005.
  - Barnhisel distributed paperwork regarding the Historic District Commission to PB members, including email communication from the NH Division of Historical Resources, copies of a handout entitled "What Are Historical Districts Good For, Anyway?", and copies of the Temple Historic District Ordinance. Board members will review the information and discuss at a future meeting.
3. Pickman advised the Board on the status of hiring an independent hydrologist to review the plans for the Tamposi PRD. Pickman contacted Steve Keach of Keach-Nordstrom Associates to go over the proposal and get references. Both towns that Pickman contacted (Bedford and Derry) gave excellent recommendations and Keach-Nordstrom was awarded the job. Keach-Nordstrom was provided with a copy of the updated Drainage Report and the latest revision of PRD plans, and their report should be completed and available before the next PB meeting.
4. At 8:00 p.m. Kullgren turned the meeting over to Pickman, who opened the continuation of the hearing for the Tamposi PRD. Martin recused himself from the Board. Board members spent considerable time discussing the PRD homeowner's covenants. The first topic concerned the issue of membership in the PRD Conservation Committee (Section 4.04, page 11). Barnhisel questioned whether public officials should be involved as part of this group. Tamposi stated he was willing to delete the statement referring to participation by ConCom and PB members. Pickman stated the group was advisory only and he did not see a conflict. John Kieley questioned the process of dealing with violations of policy and wondered if there could be a chance the town might become involved. Kieley stated that ConCom members were trained to monitor, and suggested the possibility of third party involvement. Kullgren stated that oversight by a group such as the Monadnock Conservancy should be sufficient. Barnhisel said that allowing public official involvement may set a precedent for future PRD's and there could be a potential question of conflict of interest. Tamposi stated he would delete the section in the covenants pertaining to ConCom and PB members serving on the Conservation Committee. Bruce Kantner

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stated he was upset with the decision to remove the language allowing participation of ConCom and PB members. Pickman moved to add the two members of ConCom back into the covenants, with a second by Kullgren. After assuring Board members that ConCom participation would be advisory only and this would be stated in the covenants ("The Temple Conservation Commission will be advisory to the Conservation Committee"), the Board was in agreement with the decision.

Tax collector Jeanne Whitcomb and Tamposi discussed details of the tax section of the covenants. Tamposi stated a copy of the covenants had been sent to town attorney Bill Drescher for his review and comment, especially in regard to the language in the tax section.

Lighting in the PRD was discussed, including "Dark Sky" planning, oversight of the architectural review committee, use of underground utilities, and limitations on mass lighting in open areas.

Ben Tirey mentioned section 3.02 in the covenants regarding "guest house or servant's quarters" and wondered what town zoning would allow. Kullgren stated zoning does not allow detached accessory apartments. Tamposi stated that "zoning trumps covenants" and will change the word "house" to "area" in the covenants to be consistent with zoning.

Pickman asked road agent Tim Fiske to update the Board. Fiske advised that he had talked with Charles Willeke and the State had not yet reviewed the plans.

A slide show was presented by resident Rose Lowry that featured impressions of a 34-lot subdivision superimposed over a photo of the mountain area where the PRD would be built. John Kielely indicated the photos stressed the importance of considering view shed impact. Tamposi strongly objected to the presentation as "propaganda". Board members Kullgren and Pickman stated the photos were not an accurate depiction. This led to discussion of clear cutting for views and lot sizes. Sandford showed drawings and photos of a larger size PRD in Bedford near Mt. Uncanoonac that illustrated the actual density of houses, and stated that despite initial concerns there was limited damage to the view shed.

Tamposi summarized the benefits of a PRD and addressed the Board regarding his effort in presenting the PRD plans to the town. He stated he had attended nine public hearings on the matter, made all suggested revisions, and would like to know how close the Board was to voting on the proposal. Pickman replied that this PRD was different and required considerable negotiation and engineering. Pickman felt that once the hydrology report was received the Board would review the material and be better prepared to vote.

A question was raised regarding possible phasing-in of the project, and Tamposi stated that the real estate market would dictate the actual building rate. Another question was raised regarding bonding for the project. After some comments and discussion, Pickman advised that a cost estimate for the project would be needed before the town could estimate a bond. Pickman also stated that the Board of Selectmen and the Road Agent are involved in the bond process.

Pickman announced the PRD hearing would be continued to the next regularly scheduled PB meeting on March 15, 2006 at 8:00 p.m. Move by Pickman to adjourn the hearing, second by Whitcomb, and voted in the unanimous affirmative. Move by Pickman to adjourn the meeting, second by Kullgren, and voted in the unanimous affirmative. Hearing and meeting adjourned at 10:34 p.m.  
Minutes submitted by Betsy Perry