

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

MARCH 15, 2006
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of the minutes from meeting of March 1, 2006. Move by Pickman to accept minutes as amended, second by Whitcomb and voted in the unanimous affirmative.
2. Kullgren reviewed newsletters received from SWRPC and made them available for board members to review.
Kullgren suggested that board members take some time to review the independent hydrology report for the Tamposi PRD so it could be discussed later in the evening.
3. Kullgren reported the board had received a copy of a NH-DOT driveway permit application for Catherine Joly on General Miller Highway.
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. Pickman apologized to a resident for his conduct during a portion of the last PB meeting. The board reviewed the independent hydrology report done by Keach-Nordstrom Associates. Extra copies were available for members of the audience. Pickman stated the report indicated a few minor technical issues and engineer Earl Sandford explained the corresponding changes that would be made to the plans. Resident Rose Lowry asked if Keach-Nordstrom had conducted a site visit, as this was not mentioned in the report. Pickman will contact Keach-Nordstrom to find out.

The board reviewed a letter from attorney Drescher regarding suggested changes to the homeowner's covenants. Beth Fox asked for a verbal summary of the changes which Pickman provided. Tamposi gave the board an updated copy of the covenants.

Several residents and abutters asked to speak. Tamposi stated that this was the 10th public meeting and the board had in previous meetings listened to abutter and public comments, and he hoped the board would consider a vote. Pickman acknowledged the long meetings and many revisions and refinements to the PRD plans but allowed the public to speak. Sherry Fiske read a statement referencing avoiding legal issues and possible compromise on the number of house lots. Bruce Kantner read a statement requesting the board deny the PRD application due to the site on the mountain being unsuitable for housing. Grinnell More read a statement suggesting the actions of the board were not in the best interest of the abutters or the town and urging a delay in voting on subdivision approval. Tamposi summarized how his project would benefit the town and help to preserve rural character and stressed that the project complies with zoning. He presented the board with a draft copy of a motion for approval that listed 14 points for conditional approval of the PRD. Discussion followed regarding the specifics of vesting and bonding. Petro stated the town attorney would be asked to review the motion for approval document.

Several other residents then spoke against the PRD for various reasons including impact of 34 new homes on the town, being an overly dense development, not following the Master Plan, and negatively affecting the view of the mountain. Abutter Beth Fox commented on the independent hydrology report, bonding issues, and a current problem with the intersection of Old

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Revolutionary Road and Route 101. Road agent Tim Fiske stated he had spoken with Charles Willeke of the NH-DOT on Monday and the Route 101 plan was acceptable except for minor details. The state will be writing a letter to the town with its recommendations and approval.

Further discussion ensued regarding vesting of the project and progression of development, including providing protection for the town and home buyers. The board then reviewed the 8 standards and objectives listed in the Town of Temple Zoning Ordinance for Planned Residential Development (Section 19, paragraph A) and found the objectives were met.

Kullgren addressed the audience and defended the actions of the planning board in following rules and regulations. He stressed that the Master Plan was only a guideline, and the town zoning ordinances and state RSA's were the law. He challenged the abutters and residents to prove that any one of the PRD lots was unbuildable and said the PB would then remove it from the plan. He stated the public was operating from the heart, and the PB was doing right by the law. He then started reading a paragraph from the Master Plan but was interrupted by an abutter. Barnhisel asked the abutter to show some respect and listen, and Kullgren finished reading the Master Plan consideration of "innovative land use". Another abutter indicated problems obtaining a copy of the independent hydrology report done by Keach-Nordstrom Associates, and the timing of access to the report was explained by the recording secretary. The abutter then questioned the plan requirements of a 10 year flood plan vs. a 50 year flood plan. Project engineer Earl Sandford confirmed that the culverts are sized for a 50 year storm.

Kullgren recapped the drainage report and the K-NA independent hydrology report. He told the abutters they could have hired their own specialist to review the drainage report. He mentioned the layers of oversight to go through, from engineering to specialists down to septic design. He explained the board had already agreed on the scope of the project (lot configuration and road layout) and he hoped the board was prepared to vote on conditional preliminary approval of the PRD so the project could carry forward. The board further discussed and made changes to various points of the draft version of the motion for approval, and Pickman then read the amended document out loud. Kullgren moved to conditionally approve the PRD as per the amended document, with a second by Petro, followed by a vote in the unanimous affirmative.

Kullgren stated once again, "for the minutes", that he had asked the audience for scientific proof of a bad lot, and there had been no response. G. More stated the current plan was a better plan than earlier, but the PB did not get the town the best deal it could.

Pickman stated the PRD hearing would be continued to the next PB meeting on April 5, 2006 at 8:00 p.m. at the municipal building. The hearing was adjourned at 11:35 p.m.

5. Randy Martin presented a conceptual plan for a minor subdivision and lot line adjustment involving Map 8A Lot 2-1 and Map 8A Lot 8-1. Board members reviewed the plan and a question was raised about the frontage requirement and whether the entire length of McCrea Drive was considered to be a Class V road. This issue will be researched.

Move by Petro to adjourn, second by Pickman, and so voted. Meeting adjourned at 11:50 p.m.

Minutes submitted by Betsy Perry