

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

April 19, 2006
FINAL MINUTES OF PUBLIC MEETING

Board members present: Rae Barnhisel, Richard Whitcomb, Randy Martin, Bruce Kullgren, John Kieley, Wil Wildes, Allan Pickman

Call to order by Kullgren at 7:30 p.m.

1. Review of the minutes from meeting of April 5, 2006. Move by Barnhisel to accept minutes as amended, second by Pickman and voted in the unanimous affirmative. Kieley requested that draft minutes be emailed to members before each meeting. No decision made.
2. Kullgren mentioned the hearing for the Tamposi PRD is closed and the board has received no further information as of this date. Pickman stated he had not heard back from Steve Keach regarding if a site visit had been performed in conjunction with the independent hydrology report. Pickman stated a bill from KNA had been received and forwarded to Jim Tamposi, who had agreed to pay it directly. The bill was less than the full amount and Pickman related that there would still be more services provided by KNA to review final plans, site visit, etc. Kieley asked Pickman to follow-up to make sure the on site visit was conducted and Tamposi had paid the initial bill.
3. Review of mail: Kullgren stated a request had been received from Barnhisel asking the BOS for a copy of the invoice submitted to the town by attorney Biron Bedard that itemizes services provided for a meeting with a town citizen. Kieley stated the BOS has already dealt with this issue, and Kullgren said this does not involve the PB. No action taken.

A memo from the State Office of Energy and Planning and a new technical bulletin on Land Use and Transportation has been received and is available for review. The document is also available on their web site at: www.nh.gov/oep/resourcelibrary/Publications.htm. Also, a storm water management pamphlet is available for review.

4. A copy of a state application has been received for a culvert on property located on General Miller Highway owned by Catherine Joly. Kullgren mentioned that Joly has asked the town if she is allowed to put in a barn for her animals first before building her house. Discussion followed with regard to what might be allowable under current zoning. Wildes said he had spoken to Joly and indicated to her it could be done. Wildes stated that considering the large lot size and the use of the land for just a single residence and not development, he would tend to not discourage Joly from putting in a driveway and barn on the property. Kieley wondered if there was any precedent and asked Wildes if he had seen any plans for the barn. Pickman stated if the use was clearly agricultural with no commercial use and not a residence then it would be allowed. There was mention that a possible dilemma might be created if the barn was built but the house never was, or the barn eventually became the house. Board members decided they did not have a problem with Joly building the barn but wondered if the selectmen would issue a building permit. Petro mentioned a recent circumstance where the BOS approved a structure for use as an outside farm stand without any other building or residence on the property. The board agreed to leave the decision up to the BOS.

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5. The board discussed a proposed lot line adjustment between lots owned by Joe Broderick and Ann Sargent. At issue is whether non-conforming lots would be created by the requested changes. Kullgren referenced a letter from town counsel Bill Drescher that provided a review and analysis of the deeds and lots concerning Ann Sargent's properties. PB members discussed various considerations including lots of record, automatic subdivision by road, voluntary mergers, pre-zoning lot creation, and town maps. Barnhisel suggested the board further study the letter from Drescher and view related plans. Pickman stated that deeds and plans could be accessed on-line. Petro mentioned researching town records and meeting minutes for further information. The board will continue to work on this subject.
6. The subject of reviewing the Natural Resource Inventory (NRI) prepared by the Temple Conservation Commission was brought up. Kullgren stated the plan should be reviewed with the intent to vote to accept it into the Master Plan. At the present time only one copy is available in the BOS office. Kieley will try to locate other copies. The board agreed to work on the NRI at their next meeting on May 3rd.
7. Possible topics for review/changes in the zoning ordinance in the coming year were brought up, including home occupations, agriculture, and the NRI. Kullgren suggested getting SWRPC to come give a talk and provide information for the board to consider. Members also would like to review the content of the Smart Growth Audit report.
8. Connie Kieley stated she had a group of residents interested in providing suggestions for ways to refine the zoning ordinance for the mountain district. She asked the board for the best way to proceed with presenting this information to the board, and was told the first step would be to establish a written list.
9. Martin referred to his application for a lot line adjustment and minor subdivision and explained the survey lines had been re-shot and revised plans and mylars would be available at the May 17th hearing. Kieley asked if the board would be doing a site visit, and Martin indicated this would be okay and to call anytime to set one up.
10. Kullgren said the board had received a letter from resident Kerry McDonald regarding the PB meeting of April 6, 2006 that she had attended. McDonald reviewed specific questions she had asked at that meeting and addressed the response she had received from board members at that time. McDonald suggested a "Code of Conduct" be established for town boards and spectators to adhere to. Kullgren stated that perhaps the board may need to limit interruptions during the meeting and accept public comments at the end, as general comments can be disruptive to the board's work.
11. Kieley mentioned the board should consider having an agenda. Wildes stated that topics for the next meeting were generally available in the minutes. Kieley stated he likes to know ahead of the meeting and topics also should be made available to the public. No action taken.

Move by Barnhisel to adjourn, second by Kullgren. Meeting adjourned at 9:30 p.m.

Minutes submitted by Betsy Perry