

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

MAY 3, 2006
FINAL MINUTES OF PUBLIC MEETING

Board members present: Rae Barnhisel, Bruce Kullgren, Richard Whitcomb, Allan Pickman, John Kieley

Call to order by Kullgren at 7:34 p.m.

1. Review of the minutes from meeting of April 19, 2006. Move by Whitcomb to accept minutes as amended, second by Kieley and voted in the unanimous affirmative.
2. Resident Steve Andersen presented the board with a preliminary plan for a 16' x 60' addition to his commercial garage at Wheeland's Auto and Truck Center (Map 2 Lot 32). Andersen stated he has talked to the BOS and has been advised he does not need to go before the ZBA or seek a variance, but should go through site plan review per town counsel suggestion. Pickman questioned the purpose of the addition and Andersen indicated it would be for storage of tools and tires. Kieley asked if there would be any expansion of the existing business and was told there would not. Board members examined the plan and it was noted the addition would be within the envelope previously approved. Pickman expressed concern about one back corner of the addition being too close to the swale indicated on the drawing. Andersen advised there is plenty of room and provided details of the current site and landscaping. Pickman brought up the subject of creating additional parking spaces if needed and was told by Andersen this could easily be done if deemed necessary. Kieley asked about tree cutting and was told none was needed. Kullgren summarized Andersen's plan and said the PB could decide to waive Section 4 of site plan review regulations in the zoning ordinance or even the site plan review process itself. Barnhisel mentioned Section 4 requirements were already a part of the existing plan or had been previously waived. Kieley stated he felt the site plan review process was important for both Andersen and the town to prevent any future problems. Pickman stated that Andersen was right to come before the PB and inquire even though his plan involved marginal change. Kullgren noted there would be no topographical or grade changes, and Kieley noted the impact of the project would be minor. Kullgren proposed that PB members visit the site independently before the next PB meeting. Barnhisel told Andersen that if he could stake the area out it would be helpful. It was decided if PB members are comfortable with the plan after reviewing the site, the board might waive the site plan review process. The recording secretary was asked to locate records from Andersen's previous site plan review in 1994 and have them available for the next meeting.
3. Resident Joe Broderick presented the board with a preliminary plan for a proposed lot line adjustment between his property known as Map 5A Lot 31 and land owned by Ann Sargent known as Map 5A Lot 27. Pickman stated he had spent time reviewing a lengthy letter from the town attorney regarding another previously proposed lot line change involving Sargent's properties. The attorney concluded a minor subdivision would be needed. At issue is the status of parcels as defined by deed history conflicting with lots depicted on town tax maps. Questions involving Sargent's properties have been raised in connection with previous subdivisions and consolidations, including whether a town road creates an automatic subdivision. Kieley asked Broderick who was representing Sargent in this matter, and Broderick replied the plan was only in preliminary stages and written authority would be obtained as the process proceeded. Kullgren stated the primary issue is any lot line change or minor subdivision cannot create a substandard lot. Lengthy review and discussion

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followed. The board is not clear at this time whether the changes can be accomplished through lot line changes or if subdivision is needed. They did agree the changes could be consolidated on one plat and signed by all owners. It was recommended a note be placed on the new plan to the effect that the remaining 2.3 acres from the Broderick lot line adjustment will be merged with the Sargent house lot, and cannot be separately deeded or built upon without going through subdivision process. Barnhisel stated she would contact the surveyor and request the changes, as she is party to another pending lot line adjustment involving the Sargent properties. Barnhisel provided the board with copies of Sargent's deeds for review. Broderick asked what he needed to do next and was advised to wait for the revised plat and communicate with Sargent to obtain a written statement of her intentions. Kieley said he was concerned the board was not following the attorney's advice and there was no representation from Sargent. Pickman suggested that all abutters to requested lot line adjustments should be notified again and the process started anew.

4. Copies of the town Natural Resources Inventory (NRI) were distributed to board members and will be reviewed at the next meeting. Discussion of activity for meeting on 5/17/06 included a hearing for Randy Martin's minor subdivision and a further look at Steve Andersen's request to build a garage addition at Wheeland's. Kieley mentioned he would at some point like a general discussion of the entire site plan review process.
5. 2005-2006 NH Planning and Land Use Regulation manuals were distributed.
6. Brief discussion of the Master Plan and when it might be updated.
7. Brief discussion of the status of paving Josiah Lane and the related bond held by the town.
8. Pickman provided an update regarding the Tamposi PRD. He received email communication from Steve Keach of Keach-Nordstrom Associates. Jim Tamposi has paid the initial bill for the hydrology consult. A KNA engineer did perform a limited site visit to view areas of concern. KNA has not yet received the revised figures from project engineer Earl Sandford (per suggestions noted in the initial KNA report). KNA will be providing a final report, and there will most likely be another bill for a few more hours involved in completing the report.

Move by Kieley to adjourn, second by Pickman. Meeting adjourned at 9:34 p.m.

Minutes submitted by Betsy Perry