

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

September 20, 2006
FINAL MINUTES OF PUBLIC MEETING

Board members present: Bruce Kullgren, Will Wildes, John Kieley, Richard Whitcomb, Allan Pickman

Call to order by Kullgren at 7:38 p.m.

1. Review of minutes from meeting of June 21, 2006. Move by Wildes to accept minutes as written, second by Kieley, and voted in the unanimous affirmative.
Review of minutes from meeting of September 6, 2006. Move by Kieley to accept minutes as amended, second by Whitcomb, and voted in the unanimous affirmative.
2. Review of mail: Information and sign-up for review regarding a planning/zoning conference to be held on 10/28/06 in Waterville Valley.
Letter from NH-DOT regarding a driveway application from Jennifer Kullgren on Route 101.
Letter from NH-DES concerning the Tamposi PRD and seeking any comments in regard to potential disturbed area. Kullgren commented that he had spoken to Tim Fiske and the Tamposi pond is near completion. Kullgren also stated that Fiske had met with the DOT regarding guard rail work to be done by Tamposi on Route 101.
Letter from Rae Barnhisel dated June 2006 offering her resignation from the planning board. Kullgren stated he would like to speak to Barnhisel in person to confirm this. Kieley asked about posting the position if it did become open. Kullgren replied that Barnhisel's position would expire in March 2007 and the board did not have to fill the spot, but could appoint a temporary fill-in. Pickman stated Kullgren should confirm Barnhisel's decision before the board decides how to proceed. Wildes suggested the board could vote on this at the next meeting, although Kieley tried to urge the board to vote at this meeting.
3. Discussion of a gravel pit owned by Hagen Wegmueller on Tainter Lane (Map 5 Lot 9). Board members were not sure if a current excavation permit exists or what the extent of the reclamation process might be. The office assistant will research the paperwork, and the PB will consider sending Wegmueller a letter to determine the status of the pit.
4. Work session regarding Planned Residential Developments (PRD's) in the mountain district. Kullgren stated Randy Martin was supposed to provide information but was not in attendance. Kieley said he had spoken to Tim Murphy at SWRPC and they were willing to send a person to talk to the PB regarding various issues, including development in the mountain zone, home businesses, agriculture, etc. Kieley will contact Murphy again, and also mentioned that SWRPC could help the town update its emergency management plan.

Board members extensively discussed and debated considerations for PRD development in the mountain district. Topics included clear cutting of trees for yards and views, private roads vs. town roads, 5-acre lot size and how to calculate density, view shed impact, possible elevation restriction, vegetation/screening of houses, enacting limitations vs. conflict with individual rights and state laws, regulating appearance with respect to materials and colors, lighting considerations, use of energy devices such as solar panels or wind turbines, and enforcement of restrictions by homeowners association and/or town.

Near the end of deliberations Kullgren asked the board to confirm a consensus for developing an ordinance allowing PRD's in the mountain district. Kullgren mentioned the history of

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

September 20, 2006
FINAL MINUTES OF PUBLIC MEETING

zoning in the town has been somewhat restrained and has not been challenged in the courts, and the ordinance can be fine-tuned. Kieley reviewed the following list of agreements for the board:

- There should be a PRD ordinance for the mountain district.
- Lot size of 5 acres used to calculate density
- Colors and materials should be limited/regulated
- Use of solar panels, wind turbines needs to be addressed
- Limitations on outdoor lighting
- Private roads

The board plans to continue further discussion and development in upcoming meetings.

Move by Whitcomb to adjourn, second by Wildes. Meeting adjourned at 9:45 p.m.

Minutes submitted by Betsy Perry