

# TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

October 4, 2006  
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of the minutes from meeting of 9/20/06. Move by Wildes to accept minutes as amended, second by Whitcomb, and voted in the unanimous affirmative.
2. Review of mail: Information and sign-up for SWRPC Fall meeting to be held on 10/17/06 in Troy, NH.
3. Kullgren said the board should vote to formally accept the resignation of Rae Barnhisel. Kullgren moved to recognize and accept the resignation, second by Wildes, and voted in the unanimous affirmative.
4. Further discussion of status of Hagen Wegmueller's gravel pit. Kullgren stated he had reviewed PB files and was unable to locate a current excavation permit, although Wegmueller had filed a Notice of Intent to Excavate form in April of this year. Kullgren said he believes the pit is done and should be reclaimed. According to research of PB and BOS minutes by the PB recording secretary, there may be an issue with the reclamation bond. Kullgren will speak to road agent Tim Fiske to gather further details, and the PB may send the BOS a letter to ask that the bond issue be clarified and settled.
5. Kullgren informed board members that letters had been received from Tedd Petro and Honey Hastings expressing interest in filling the open position on the board. After statements made by Connie Kieley and Richard Whitcomb, the board decided to put discussion of this issue on hold until later in the evening so board member John Kieley could be present.
6. Kullgren stated the PB needed to select a new co-chair, and nominated Randy Martin. Seconded by Pickman, and voted in the unanimous affirmative.
7. Jennifer Kullgren came before the board with a subdivision plan for Map 2 Lot 55 on NH Route 101. Chairman Kullgren recused himself, and Martin conducted the review. Pickman asked that both Petro and Hastings be allowed to participate in the process. J. Kullgren wishes to subdivide an existing 9-acre parcel into 3 lots. She provided survey plans, septic design, test pit log, DES letter regarding driveway permit, a completed application for subdivision approval and abutter's list with mailing labels. Board members reviewed the paperwork and ran down the application checklist. Topics of discussion included: shared driveway needing a name for E-911, correction of one abutter's address on plans, distance to DOT shed on abutting lot, seal of engineer on final plans, obtaining a more detailed road profile due to steep slopes and wetlands, bridge size and design, and town responsibility in plowing driveways. Martin will contact Rene Fish at DOT to confirm that board has reviewed curb cut. Martin stated he would like to walk the property and was given permission by J. Kullgren to do so. Pickman advised that the lots cannot be sold separately and J. Kullgren told the board she proposes to sell the property to a developer after subdivision approval is obtained. Pickman moved to accept the application contingent upon obtaining all state

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permits (curb cut, dredge and fill, bridge, state subdivision approval). Seconded by Whitcomb, and voted in the unanimous affirmative. A public hearing date was set for November 1, 2006. The PB recording secretary will mail out abutter's letters, post the meeting, and send a notice to the newspaper.

8. B. Kullgren resumed chairmanship of the meeting at 8:45 p.m. The board continued their ongoing discussion of creating a newly refined zoning ordinance to allow PRD's in the mountain district. It was hoped that SWRPC would soon have a date open to come talk to the board. Martin offered to gather different PRD regulations from surrounding towns and provide them to board members for study. Topics discussed included: protecting view shed from below, potential for clear cutting trees for distance views, imposing and enforcement of restrictions on developers and homeowners, steep slope limitations, allocating clusters in low lying areas to protect higher areas, allocating lot sizes, constraining cut areas and limiting disturbed areas, consideration of angles to allow privacy and maintain open space, flexibility of setbacks and buffer zones, and having multiple houses on shared driveways. Certain aspects of the Tamposi PRD were mentioned as providing a learning experience for the town, such as how to calculate the number of houses allowed when the land to be developed lies within two different zoning districts, and more accurately determining regional impact and traffic issues.

The board decided to set a date for a special meeting in November to listen to a representative from SWRPC. If confirmed with SWRPC, the date will be November 8, 2006 at 7:30 p.m. A notice for the meeting will be posted.

9. Kullgren announced PB members should make an appointment to fill the vacancy on the board until elections in March. Honey Hastings spoke about her interest and qualifications, and offered to consider becoming an alternate. Kullgren advised that the PB has never appointed alternates, but would discuss this possibility after appointing the new member. Kullgren then nominated Tedd Petro, seconded by Wildes. Kieley stated the town vote (eliminating PRD's from the mountain district) illustrated it wants change, and Hastings deserved consideration by the board. Kullgren asked for a vote on Petro's nomination, with 5 members voting in favor and Kieley opposed. Kieley then moved to establish an alternate position on the planning board, but received no second. Kullgren stated he believed board members should be elected by the townspeople, not appointed, and if a problem arose in the future it could be taken care of at that time. Hastings commented that the opening on the board should have been posted.

Move by Pickman to adjourn, second by Martin, and so voted. Meeting adjourned at 10:12 p.m.

Minutes submitted by Betsy Perry