

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

NOVEMBER 29, 2006
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Kullgren at 7:40 p.m.

1. Review of minutes from meetings of 11/8/06 and 11/15/06 was waived until the next meeting on 12/6/06.
2. Kullgren opened discussion about reintroducing PRD's into the mountain zone. Town health officer, Pete Caswell, was present to offer his comments and suggestions on the subject. Caswell told the board he is not generally in favor of PRD's in any zone. He feels smaller lot sizes are not always favorable for placement of wells and septics, and there are fewer options if problems should arise. Caswell suggested considering the possibility of using one well for several dwellings, or using one lot for placement of several separate wells to serve individual houses. Caswell mentioned in some states a developer must drill a well to assure adequate water is present before getting a building permit. Caswell stated the mountain zone in Temple has bedrock close to the surface and suggested the town might consider requiring larger size lots to adequately contain both well and septic. Wildes offered that with PRD's the density consideration tries to cluster houses and avoid 5-acre lots. Kullgren stated that a community septic might also work well in some instances. There was mention of the Tamposi PRD and what options might be available for wells and septics in that terrain. Caswell stated that for the mountain zone the board might consider requiring a 75' square per well and also an alternate site be on the plan for each house lot. Wildes wondered if a PRD is designed with a community well that perhaps the well should be dug first to prove GPM. Caswell stated that the state would have jurisdiction for any development having a community well and greater than 15 houses. He mentioned a condo development in Sharon that was designed with 14 units and 2 wells to avoid the larger size oversight. He also mentioned a PRD style development in New Ipswich called Wilder Village that was built 20 years ago with 18 housing units, a community well, a backup well, and individual septic systems. Caswell stated the board might want to talk to someone there about the successes and/or problems associated with this type of development.

General discussion followed about possible options for PRD's to encourage cluster housing and keep open land. Whitcomb stated he hoped the board wouldn't design an ordinance that forced PRD's to be built, which he felt could compromise those people who want to move to town to have a house and their own piece of land in the country. Connie Kieley hoped the board would encourage developers working in the mountain zone to build down below to protect the viewshed. Regulation of clear cutting of trees was discussed, and Kullgren wondered if a field or a building is seen as objectionable as compared to just trees. Pickman spoke of a development he is familiar with in Massachusetts that was well done and managed to preserve the natural characteristics of the property. Kullgren steered the discussion back to Caswell, who asked if the board was considering allowing condos in the mountain zone PRD. Kullgren felt it would be a good option, as it provided for a tighter cluster. Kieley asked Caswell a quick question about the test pits on the Roseland (former Gibbons) property on Route 101 that has just been subdivided. Caswell provided details of the history of the property and a summary of his involvement, and concluded by saying that he was awaiting

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contact from them and he would not approve the plans without new test pits being dug. The board next discussed the design and use of alternative septic systems. Caswell indicated he would encourage the use of these for the Tamposi PRD. Caswell stated he thought the board should make it attractive to use a community septic system, as this would provide positive environmental impact plus the town would gain tax revenue from the pumping station.

3. ZBA member Honey Hastings provided a handout of seven proposed technical corrections for zoning that she asked the board to consider. She explained the history behind the changes, and stated they were not perfect but would be a modest improvement over existing definitions. Hastings and the board reviewed and discussed each individual modification. Hastings stated the section on variances should be amended to clarify the two types of variances and their different tests. The most debated topic was defining and regulating home industry. The board expressed varying ideas on how to qualify and control businesses and commerce in town. Wildes indicated he did not agree with the requirement proposed for Section 11 of having every business owner file a notice of business with the town. Hastings agreed that further discussion on these changes was warranted. Kullgren suggested the board determine a timeline for holding a hearing that would allow the zoning changes to be proposed, discussed and altered, and then offered again in a second hearing. Pickman moved to send the proposals to a public hearing, second by Kieley, and voted 5 in favor, with Wildes opposed.
4. Kullgren said attorney Tom Hanna had forwarded a plan for the proposed lot line adjustments involving the property of Ann Sargent. Members reviewed the plat and were in agreement with the context of the changes. Petro moved to have Kullgren notify Hanna that the project is considered lot line adjustments, seconded by Kieley, and voted in the unanimous affirmative. The board would like a note added to the plat that lot 5-27 is non-buildable. Kullgren will contact Hanna to advise a timeline to continue the approval process.
5. Kieley advised the board he had received emails from Natalie Shafiroff of SWRPC in regard to her services in helping define a revised mountain zone PRD ordinance. Kieley provided copies of documents Shafiroff had forwarded for review and future discussion by the board.
6. Pickman advised that the Steve Andersen lot line adjustment plat has been recorded, and he provided the town's copies of the plans.
7. Kullgren stated he had contacted NHMA and been told that RSA 154:1-d protects the town from any liability with regard to providing emergency services to homes on private driveways.

Move by Petro to adjourn, second by Pickman, and so voted. Meeting adjourned at 10:30 p.m.

Minutes submitted by Betsy Perry