

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

DECEMBER 13, 2006
FINAL MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, John Kieley, Bruce Kullgren, Richard Whitcomb, Tedd Petro, Will Wildes

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

1. Review of minutes from meeting of 12/6/06. Move by Kieley to accept as amended, second by Petro, and voted in the unanimous affirmative.
2. Kullgren announced the agenda for the work session would include continuing to work on a revised Mountain District PRD ordinance. He reminded members there is only one more PB meeting left in the month and the board needs to consider dates for publishing a notice for the public hearing. Kieley said he hoped there would be two hearings so that public comments could be considered. The board spent considerable time discussing the "Mountain Zone Open Space Residential Development" document provided by SWRPC. Members reviewed each section and suggested changes to clarify and strengthen the intent of the ordinance. Kieley noted the purpose of the new ordinance is to control and direct this type of development. Both Martin and Kullgren felt that care must be taken not to over-regulate, as this might deter developers from considering PRD's and instead planning a traditional subdivision. Kieley mentioned designing an ordinance with innovation and flexibility, with the town gaining by offering tradeoffs to the developer that ultimately result in less visual impact for the town.

Use of best management practices in regard to drainage and septic was discussed, and Kullgren mentioned perceived problems and opposition to the design of the Tamposi PRD. The board also discussed price ranges and affordability of homes and calculation of allowable density. There was consideration of placement of houses on hillsides with respect to protection of views vs. marketability of houses with views. Petro told the board he had visited the Wilder Village PRD in New Ipswich to review density of housing, design of driveways, and use of vegetation. His impression was that the houses seemed very crowded, the driveways were very close, and there were no trees. He also had heard the development was experiencing problems with its community well. Petro stated this type of cluster would have presented a problem if utilized in the Tamposi PRD. Martin stated that houses with views bring more money, and if a developer can't get views they might go instead with a conventional subdivision.

Kieley brought up the restriction of driveway slope at 10 percent, and stated Tim Fiske was working on driveway specifications for the town. Kieley also mentioned trying to avoid the use of "spaghetti strips" in the design of open space. Martin said that while they might look awful on paper, he had used spaghetti strips in the second phase of his Stonegate PRD and they made perfect sense for the land. Buffer sizes, use of vegetation and landscaping were also discussed, with several board members offering examples both good and bad. There was general consideration of whether the proposed ordinance changes could apply to all zoning districts, with Wildes stating that the mountain zone PRD rules should be more strict. The board will continue to work on the PRD changes at their next meeting.

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3. Connie Kieley announced that a signed petition had been submitted to BOS that requests a zoning change to require site plan review for large size buildings, including agricultural structures. She provided a copy of the petition for board members to review, and stated that if the PB deals with requiring site plan review for agriculture, the petition can later be withdrawn. Kullgren stated the PB could put the issue on the ballot.
4. Honey Hastings provided two documents for the board to review, including revisions to the ZBA technical corrections that were implemented after speaking to town attorney, and state definitions concerning agriculture.
5. Kullgren showed the board a sketch of property owned by his son and explained a possible proposal to add a second residence on the lot through a PRD subdivision.

Move by Whitcomb to adjourn, second by Wildes, and so voted. Meeting adjourned at 10:00 p.m.

Minutes submitted by Betsy Perry