

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

JANUARY 3, 2007
FINAL MINUTES OF PUBLIC MEETING

Board members present: Richard Whitcomb, Randy Martin, Allan Pickman, Tedd Petro, Will Wildes, John Kieley

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

1. Reviewed minutes from meeting of 12/20/2006. Move by Wildes to accept as amended, second by Martin, and voted in the unanimous affirmative.
2. Road Agent Tim Fiske came in for further review of proposed driveway regulations with the board. Discussion involved several issues including recommendations for private driveways, shared driveway guidelines, consideration of dimensions for grade, radius and width. The board discussed whether to classify the document as part of the Subdivision Regulations or zoning or as an ordinance. Pickman referenced RSA 236:13 and recommended the PB hold a public hearing and then vote to incorporate the new regulations into the Subdivision Regulations. Fiske stated that design criteria is the biggest issue and standards must be clearly defined for the first 25-30 feet where a driveway intersects with a public roadway. He stated that a problem can occur when a driveway is built and he deals with the developer/builder and not the homeowner. Pickman advised Fiske to further refine the document and when the updated version is ready, the board will schedule a public hearing.
3. Honey Hastings and the board continued their discussion on the proposed ZBA technical corrections. Most deliberation concerned the provision in Section 11 requiring a notice of business to be filed with the town. Petro raised the question of enforcement, and Pickman noted the BOS would have that power. Hastings provided a handwritten sample form and said as a notice and not a permit there would not have to be an approval process. She stated the documentation could be helpful in determining grandfathering status of a business. Petro said that commercial grandfathering had been a problem, not home industry. Martin asked Hastings what the ZBA has had problems dealing with, and Hastings told him distinguishing between home industry and commercial. The board continued debating types of businesses in town and what would qualify them as home industry vs. commercial. Pickman stated that auto repair and construction tend to push limits. Wildes commented that growth could determine home industry from commercial. Connie Kieley commented that protecting individual property values and quality of life was an important consideration. Pickman said there must be a balance for the right of a person to use their own property in a reasonable manner vs. the rights of neighbors, and there were some compatible professions for residential neighborhoods. This was followed by a prolonged discussion of limiting auto repair facilities. There was also some discussion about the allowable number of employees for a home industry. Hastings suggested the board needed to get feedback from the public at a hearing. Pickman reviewed the dates necessary for publishing a notice of public hearing in the newspaper. A hearing date of Monday, January 22nd, 2007 was set.
4. John Kieley presented a revised PRD ordinance for the board to review with updates after receiving advice from the town attorney. He related that the most important concept to include was tying the ordinance to the Master Plan up front. He also noted the revised ordinance applied to all zoning districts, not just the mountain zone. The board discussed various topics including public access to PRD open space land, requiring a hydrology report, buffers and

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD

JANUARY 3, 2007
FINAL MINUTES OF PUBLIC MEETING

setbacks, and limitations on tree cutting. The document will be updated with all changes highlighted and copies provided to PB members via email. The board will then continue discussing the document at a work session meeting on Wednesday, January 10, 2007. A final revised copy will be available for posting before the public hearing on January 22, 2007.

Move by Petro to adjourn, second by Pickman, and so voted. Meeting adjourned at 11:27 p.m.

Minutes submitted by Betsy Perry