

# TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

APRIL 11, 2007  
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Kullgren at 7:35 p.m.

1. Review of minutes from meeting of 3/21/07. Move by Wildes to accept as written, second by Martin, and voted in the unanimous affirmative.
2. Resident Mike Barrett brought in plans for several proposed changes to Map 5B Lot 50. The first involves a lot consolidation with Map 5B Lot 51 (known as the 'Noble' lot). Kullgren told Barrett the board would need documentation in order to approve the merger, but there would be no need for a hearing for this type of change. Barrett told the board he plans to add a detached accessory apartment near the farmhouse on Map 5B Lot 50, and explained the current resident situation. Barrett said another change involves an abutter who wishes to obtain approximately 5 acres from Map 5B Lot 50, which would involve a lot line adjustment. Barrett said he had previously asked the PB if a complete land survey of the parcel would be necessary to accomplish this, and was told only the area involved needed to be surveyed. Kullgren said a lot line adjustment did not require a hearing but abutters would need to be notified. Kullgren noted there would be no new lots created so no test pits were needed, and there was plenty of acreage. Barrett told the board an approved septic plan for the proposed detached accessory apartment was already on file in the town offices. Board members asked Barrett a few more questions and then scheduled consideration of the merger with the Noble lot and the lot line adjustment for May 2, 2007. Abutter's notices will be mailed out.

Barrett provided another set of plans with proposed changes to land he owns on Twillingate Road. He explained that two lots would be combined, two steep driveways would be eliminated and a new driveway added, and two lot line adjustments would add land to two abutting lots. Barrett said all engineering had been done, and the new driveway designed with involvement of the Conservation Commission, the state, and the Army Corps of Engineers. He also said he had met with PSNH regarding moving poles. Barrett said he has support from all involved parties and the changes would be a win-win situation for the neighborhood. Kieley noted that abutters to this plan would also need to be notified. The board decided to consider this application on May 16, 2007. Abutter's notices will be mailed out.

3. Election of officers: Pickman nominated Kullgren as Chairman, second by Martin, and voted in the unanimous affirmative. Martin nominated Pickman as Vice Chairman, second by Whitcomb, and voted in the unanimous affirmative. Kullgren nominated Wildes as Secretary, second by Pickman, and voted in the unanimous affirmative.
4. Honey Hastings provided board members with a letter in which she requested the board consider appointing her as an alternate. Kullgren stated the PB has no need for an alternate at this time. Martin told Hastings the statement in her letter that referenced the previous existence of PB alternates was incorrect. Lowry said many PB's do have alternates, and described Hastings as informed and interested. Kieley also supported Hastings. Wildes said he was hesitant about appointing Hastings. Kullgren advised the board to keep discussion focused on the need for alternates, not who. Pickman suggested if the board were to have alternates the

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openings should be posted and advertised. He also said if needed, former PB members could step in to serve as alternates. After brief discussion of the statute concerning appointment of alternates, Kieley moved to appoint Hastings as a PB alternate for a 3-year term. Pickman advised the board needed to decide as a general policy if they want alternates, and then determine how to select them from a pool of applicants. Kieley withdrew his motion. Pickman moved to appoint three alternates, to serve 1-year, 2-year, and 3-year terms that run concurrently with regular planning board positions. Motion seconded by Kieley, and voted Kieley and Lowry in favor, with the remaining five members opposed.

5. Kieley proposed that the PB prepare an agenda and post it on the town web site before each meeting. Lowry agreed, and said having an agenda would be an opportunity to better serve the town. She volunteered to be the liaison to the web site. Wildes said PB minutes reflect topics and dates. Kullgren said the PB has always been open and does not keep anything from the public. He continued that generally the public does not attend PB meetings en masse, but added he is not opposed to having information available on the web site. Whitcomb said if an agenda were to be posted in advance, perhaps more members of the public would attend the meetings. Members discussed how to create a list of expected topics for an agenda and when to have it posted. The board decided to try utilizing a posted agenda, and Lowry will call Kullgren for an update each Thursday prior to an upcoming meeting.

Kullgren then brought up PB meeting procedure in regard to public participation. He said the 7-member board was elected to do certain work and they should be stick to the agenda and then accept audience input. He said during the business process PB members could address a specific audience member to seek information if it was valid to the subject being discussed. Otherwise he felt the board could work more efficiently if not interrupted as often by public comment. Kullgren also mentioned the possibility of having sub-committees, and perhaps a time limitation to regular meetings. After discussion, Martin proposed the board attempt working with an agenda and a targeted end time for meetings, and members agreed to this.

6. Kullgren brought up a letter received from the Temple Congregational Church for a proposed lot consolidation for Map 7 Lot 7 and Map 7 Lot 46. After brief discussion about procedure and tax considerations the board agreed all applicable conditions were met. Kullgren said the church should be advised to draw up a new deed description. *A letter from the PB will be drafted to indicate acceptance of the Church's letter of application for the lot merger.*
7. Kullgren reminded board members they would continue to work on a new mountain district PRD ordinance at the May 2<sup>nd</sup> meeting, and that a representative from SWRPC would be in attendance.
8. Wildes noted at a previous PB meeting he had asked Kieley about changes in lot configurations for property owned by Temple Highlands. Wildes stated he had looked into the matter further and it appeared the cell tower lot was separate for tax purposes. Kieley asked Wildes to explain the reason for the inquiry, and Wildes answered that he was satisfied all was in order.

Move by Pickman to adjourn, second by Martin, and so voted. Meeting adjourned at 9:35 p.m.

Minutes submitted by Betsy Perry