

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

JUNE 6, 2007
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Kullgren at 7:38 p.m.

1. Review of minutes: Meeting of May 16, 2007. Move by Wildes to accept as written, second by Kieley, and voted in the unanimous affirmative.

The board discussed the recent postal rate increase and agreed to increase the fee for mailing abutter notices for hearings. The charge will now be \$5.50 per notice.

2. Status of Barrett lot line adjustments: Kullgren and Wildes said they had reviewed and signed Mylar copies of revised plats for Mike Barrett. Barrett's attorney will be contacted to confirm the plans have been recorded.
3. Review of mail: Kullgren passed around a notice received from the NH Division of Historic Resources which nominates the Temple Town Hall to the National Register of Historic Places.
4. Definition of public meeting: Kieley brought up the subject of whether a site visit is considered a public meeting. He said according to RSA 91-A (the "Right-to-Know Law"), a convening of a quorum is considered a public meeting, and accordingly for a work session or a site walk the public can be in attendance. Pickman stated it was considered a meeting only if board members were to discuss or act upon public business. Kullgren said he has talked to NHMA about this, and the NH legislature is working to clarify the issue. He advised that the guideline indicates a quorum alone does not constitute an official meeting if there are no decisions being made. He also stated the public is not entitled to enter private property. Pickman and Kullgren both said that splitting into small groups of less than a quorum would be legal. Lowry said this type of action by the board would be contrary to the spirit of the law. Connie Kieley said the public should be able to hear discussion, not just decisions. The board briefly discussed the history of openness of meetings in town, and Lowry said continuing to encourage public participation is good policy.

Robbins gravel pit permit renewal: At 8:16 p.m. Kullgren stepped down as chairman, and Pickman became acting chair. Pickman opened the hearing for renewal of an excavation permit for Robbins' gravel pit off Converse Road. Pickman, Lowry and Kullgren had visited the site and reviewed the status of reclamation and water retention systems. Pickman stated in general everything appeared to be in good order. Kieley said he had previously visited the site with Kullgren, who is the pit operator. He questioned Kullgren on further excavation plans and slope requirements. Kieley also asked about trucking issues, and was told there had been traffic concerns in the past but none recently. Pickman read from a copy of the previous Notice of Decision (2005-2007), which outlined operating conditions for the pit. Kieley wanted to make sure the name on the application was allowable and was told either the owner or operator could be the applicant. Pickman moved to accept the application for renewal, seconded by Kieley, and voted in the unanimous affirmative, with Kullgren abstaining.

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6. Church lot line consolidation: At 8:35 p.m. Kullgren returned as chairman. The board had previously considered a letter of request for a lot line merger from the Congregational Church of Temple. The church had provided a copy of a deed for one of the lots. Kullgren read the RSA concerning lot line consolidations. Pickman read the document of approval, and board members looked over the existing lots on the current property map. There was a question about the tax status of the new lot, which as church property would be non-taxable. Pickman moved to approve the merger, seconded by Kieley, and voted in the unanimous affirmative. Kieley asked if the recorded letter would appear on title searches, and Pickman explained the electronic index at the registry. The document was signed and Pickman will have it recorded.

7. Mountain zone PRD ordinance: The board continued their ongoing discussion to craft a new ordinance that would allow PRD's to be built in the mountain district. Topics addressed included: gleanig information from other town's regulations; defining what issues are important for the town of Temple; controlling placement of houses; limitations on outdoor lighting; restrictions on tree cutting; using conservation design as a procedure addressed within regulations; defining limited development areas but keeping flexibility; the affect of the real estate market on development; timing of conceptual design, surveying and engineering; density formula tradeoffs and changes in lot sizes; and the need for public input and PB voice during the design process.

Kullgren asked when the board wished to meet during the summer months. He said last year the board was able to take the months of July and August off. He mentioned continuing to work on the PRD ordinance and perhaps addressing home industry. Kieley urged the board to have a plan to keep the board's momentum going. No decision was made.

Move by Wildes to adjourn, second by Martin, and so voted. Meeting adjourned at 10:16 p.m.

Minutes submitted by Betsy Perry