

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

SEPTEMBER 26, 2007
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of minutes for meeting of September 19, 2007. Move by Kieley to accept as amended, second by Whitcomb, and voted in the unanimous affirmative.
2. Martin/Stonegate Stables PRD: At 7:40 p.m. Martin recused himself from the board and showed members a subdivision plan called Stonegate Stables PRD. Martin explained the proposed changes as creating two developable lots and a large open space area. Earl Sandford said the plan could be considered as three developable lots, as the existing lot with the stable has a well and septic. Kieley asked Martin about the density calculation, and Martin replied that he could have configured two more lots. Kieley asked if this property was part of the original Stonegate PRD, and Martin said it was part of the remainder of the original farm lot known as Fly Way Farm. Martin explained the plan exceeds the calculations needed, keeps the stables intact and provides plenty of open space. Sandford noted the road would be private with no curb cuts and no changes to contours. The board reviewed the 8 objectives listed in the PRD zoning ordinance and decided Martin's plan meets this criteria. Martin told the board that utilities already exist and are located underground, that the roads are built to town specifications, and the land is flat and dry with only a tiny bit of wetlands located in one corner of the open space lot. Pickman asked about the existing structures (carriage shed, mill pond) on the open space lot, and suggested the footprint of the building and driveway should not be part of the open space. Martin said they could be taken out of the calculation, but Sandford said it was to no one's advantage to design a crazy lot line, and asked about the possibility of a waiver. He also said removing the area of the structures from the open space lot would create a separate .25 acre lot for tax purposes. After further discussion, the board suggested a note be added to the plat that indicates the structures could be considered part of common property, but not count as part of the open space calculation and not be a lot of record. Martin agreed to this, and also to a declaration that the carriage house could be used only for agricultural purposes, and could not be expanded or become a dwelling unit. Martin was asked to provide photos of the carriage house. Kieley suggested road agent Tim Fiske should sign off on the roads, and Martin also agreed to this. Pickman reviewed the application submitted, and Kieley moved to accept the application, with a second by Wildes. The vote was unanimously in favor, with Martin abstaining. A hearing date was set for Wednesday, October 17, 2007 at 8:00 p.m. at the Municipal Building.
3. Tamposi/Five Gates Farm PRD: At 8:12 p.m. Pickman opened the hearing for Jim Tamposi and Five Gates Farm PRD. Martin remained recused from the board. Tamposi said he would address three topics, including an issue with the bridge on Old Revolutionary Road, a request for a lot line change near the pond, and an update on the status of state applications. Tamposi referenced a letter dated 8/21/07 from State of NH-DES that indicated the state would not allow two water crossings. Tamposi explained the PRD's conditional approval had provided for constructing a new bridge yet leaving the remaining bridge in place. Tamposi asked for help from the PB in either convincing DES to accept the approved two-bridge design, or modifying the condition that states the old bridge must be left intact. Kieley stated

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he felt the language in the DES letter was vague, and said perhaps the PB could submit written justification for the two-bridge design that would persuade DES to allow the new bridge while leaving the old one intact. Tamposi said he would prefer not to have to tear out the old bridge. He related that DES had conducted a site walk in the area during December of 2006 and asked about the old bridge but did not at that time challenge the two-bridge design. Kieley noted Tamposi has a time limit to respond to DES and said the town should try to convince DES of the rationalization for the two-bridge system. Kieley asked audience members for their opinion, and several abutters spoke strongly of leaving the old bridge intact. Pickman suggested the board should draft a letter to DES explaining the concerns of town officials and abutters and detailing the unique character of that area of town. He stated the town could perhaps justify leaving the old bridge by making a case that removal would cause further disruption to wetlands. Lowry inquired about possible historical value of the old bridge and was told it was most likely built in the 1940's or 1950's. There was further discussion about the remaining useful life of the old bridge, and the impact of heavy truck traffic during active site development. Kieley said he would write the letter to DES and have a draft ready for the meeting next week. He also suggested perhaps input from other town boards and officials might carry some weight. Pickman suggested four separate letters be written, one each from the PB, the conservation commission, the board of selectmen, and the road agent. Lowry suggested an abutter's letter but Kieley said that would not have much influence with DES, and Pickman said the wishes of the abutters could be incorporated in the PB letter.

The next issue Tamposi spoke of was the fire pond. He stated the pond had been completed, and a lot line adjustment was being proposed in order to provide plenty of open space around it. The easterly line of Tamposi's current house lot 1-13-3 would be reduced and the open space lot 1-13 would increase by a corresponding amount. Sandford said there were other minor changes involving culverts, etc. in response to DES concerns. The board asked Sandford to come back to the board with a revised plan that incorporates all the changes. Tamposi also told the board that the State of NH-DRED would hold the easement on the open space land and showed a drawing of what portions would be under their protection.

Tamposi then updated the board on the status of state permits. He said the subdivision permit was waiting on the resolution of the dredge and fill permit and the alteration of terrain permit. Kieley asked Sandford if the concerns of the Army Corps of Engineers had been addressed, and Sandford replied they had conducted a site walk but nothing further has been heard. Sandford said the DOT had approved the Route 101 highway work and a bond would need to be put in place. This brought about discussion of the proposed bypass lane, including traffic and safety issues. Kieley stated that authority relative to Route 101 is a state issue and is not under the purview of the planning board.

Pickman said the board would work on the letter to DES advocating the two-bridge design and have a draft ready by the next meeting. At 8:55 p.m. he declared the hearing closed and the issues tabled until next time (no date/time certain). He advised that additional abutter notices would be sent out if there was to be further action taken on the PRD.

Move by Kieley to adjourn, second by Wildes, and so voted. Meeting adjourned at 9:00 p.m.

Minutes submitted by Betsy Perry