

# TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

OCTOBER 24, 2007  
**FINAL MINUTES OF PUBLIC MEETING**

Board members present: John Kieley, Richard Whitcomb, Allan Pickman, Rose Lowry

Call to order by Pickman at 7:36 p.m.

Review of minutes for meeting of October 17, 2007 was deferred until the next meeting on November 7, 2007.

1. Mountain Zone PRD Ordinance: Members continued their work on a zoning ordinance that would allow planned residential developments in the mountain district. They examined a copy of the town tax map that displayed a color overlay of the mountain district boundaries. They considered aspects of the Gilmanton open space subdivision zoning ordinance that had been provided by SWRPC. Kieley stated this format most closely matched the process Joann Carr of SWRPC had described. Whitcomb asked why cellar holes should be saved. Kieley said old cellar holes were important as part of the town's heritage, and told of one on his property that is mentioned in the town history. Pickman remarked that not every cellar hole is a treasure, and the PB should set guidelines to prioritize items. Lowry felt that important elements should be listed but not prioritized in order to promote flexibility. Kieley said the board must decide whether to encourage or require a developer to use the PRD approach. Whitcomb commented that a PRD with restrictions was different from a small town lifestyle on a rural lot. He said there were still people who were seeking a piece of property to keep a few animals. He continued that requiring PRD's could change the character of the town by the type of people moving in, and gave an existing PRD in town as an example. Pickman stated that some types of cluster development could be set up cater to horse/animal owners and utilize the open space to advantage. He said that horse people in particular would be attracted to open space and trails, and it would be worse to chop up the town in small lots. Kieley added that PRD's permit growth, preserve open space, and give developers flexibility.

Kieley suggested the board start with either the Gilmanton or Dublin ordinance, play with objectives, and organize the process to include 1) conceptual discussion, 2) preliminary design (with identification of natural resources, open space areas, and placement of houses), 3) walk through of land, etc. There was brief discussion of the layout of the Nubanusit development in Peterborough, which has close-set buildings on tiny lots. Both Kieley and Pickman noted that current zoning mandates 3- or 5-acre lots and full-scale town roads. Kieley will work up a rough draft of the ordinance to be available at the next meeting.

Landowner John Devereaux provided information to the board on obtaining a video about conservation subdivision design. There was brief discussion concerning town plowing of driveways and private roads in PRD's. Kieley spoke about defining water resources and mentioned a local geologist who has met with the Conservation Commission. He said there were state resources to pay for geological services, and local water sources could be identified and mapped. Lowry stated that water information was very important, and lack of this type of information had contributed to the discord over the Tamposi development.

Move by Kieley to adjourn, second by Pickman, and so voted. Meeting adjourned at 8:42 p.m.

Minutes submitted by Betsy Perry