

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

NOVEMBER 7, 2007
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7: 42 p.m.

1. Review of minutes for meeting of October 17, 2007. Move by Martin to accept as written, second by Kieley, and voted in the unanimous affirmative.
Review of minutes for meeting of October 24, 2007. Move by Kieley to accept as written, second by Whitcomb, and voted in the unanimous affirmative.
2. Stonegate Stables PRD hearing: Pickman asked Martin about the status of the covenants document, and Martin advised it was not yet available. Pickman suggested any further discussion be tabled, and the hearing was continued to the next meeting.
3. Driveway Regulations: Road agent Tim Fiske told the board he would like to finish up work on driveway regulations. Fiske reviewed what he and the board had previously talked about, and said that one stumbling block was whether to restrict the grade percentage for driveways. The board discussed this issue in detail. Fiske indicated he would like to state in the regulations that the town would not be responsible for plowing driveways having a grade of greater than 10%, and also that driveway grades should not exceed 18%. Various grades of existing roads and driveways were analyzed for both feasibility and difficulties. Conditions such as water drainage, winter weather and emergency call access were considered. Fiske referred to Section V. paragraphs A and B with regard to limitation of emergency vehicle access. Kieley suggested seeking guidance from town counsel on this issue, stating the town could not just waive responsibility. Kieley suggested a maximum slope of 10% but allowing discretionary variances from the road agent. Fiske said he would prefer a higher maximum, as sometimes there is no alternative and landowners could not build on some land without a steep driveway. Pickman stated under state law the PB might not even have the authority to regulate driveways, as the RSA deals only with driveway intersections with town roads. Kieley offered to research this with NHMA and will contact them before the next PB meeting. Wildes brought up the issue of shared driveways. Board members discussed the benefits of this type of design and also the problems associated with maintenance. Fiske gave examples of troubles he has had with existing shared driveways in town. There was some discussion about whether paragraph C. concerning common driveways should be left in. Fiske said he would have an updated draft of the driveway regulations available for the next PB meeting. It was decided to hold the next meeting on 11/28/07 at 7:30 p.m. at the public library.
4. Mountain Zone PRD Ordinance: Members continued their work on a zoning ordinance that would allow planned residential developments in the mountain district. Kieley provided copies of a draft created by utilizing the format of a Gilmanton, NH Open Space Development document. Kieley explained the modifications he had made, such as moving the 'process' section closer to the front. Members made suggestions to change some titles and clarify language such as defining requirements vs. objectives. Martin mentioned a type of phased-in development used in Maine, but Pickman said this type of development might be economically unfeasible. Reference was made of a recent court decision that affects assessment of land in current use that is being developed. Also discussed was how best to notify the public and abutters of a proposed project in order to obtain their input. Kieley said perhaps there should

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be a separate section to specify a method for informal abutter notices and participation. Pickman agreed that working with the public should be a component of the entire process and should become part of the subdivision regulations. Martin wondered if there should be a new application form created for this type of development. Kieley will work on revising a copy of the existing checklist format. After further discussion and suggestions it was agreed that Kieley would update the document and have a draft available by the next meeting.

Move by Whitcomb to adjourn, second by Martin, and so voted. Meeting adjourned at 10:20 p.m.

Minutes submitted by Betsy Perry