

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

JANUARY 2, 2008
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:37 p.m.

1. Review of minutes for meeting of 12/19/07. Move by Kieley to accept as written, second by Whitcomb, and voted in the unanimous affirmative.
2. Brief discussion of dates for posting and publication for a second public hearing (if needed) for proposed zoning changes.
3. Mike Barrett spoke to the board about a technical change needed on a previously approved plat, and the board agreed to sign a corrected Mylar. Barrett also explained a delay in recording his previously approved lot line adjustments. Barrett then gave a short presentation of another proposal for a lot line adjustment. After a brief discussion of the proper sequence for addressing and recording the changes, the board told Barrett to return on January 16, 2008 with a revised plat for consideration. Notices will be mailed to abutters.
4. Zoning changes: The board reviewed an updated draft of a proposed amendment of Article IV Section 13: Industry, Commercial and Non-commercial Enterprises. Copies will be made available for public review at the municipal building, the library, and on the town website. Kieley went over the minutes from the meeting of 11/14/07 between the PB, the ZBA and town counsel. After discussion about possible language changes concerning traffic impact and consistency with neighborhood, it was agreed to add traffic as part of special exception criteria. The document will be revised and the updated version will be presented at the public hearing on January 16, 2008.
5. Mountain Zone PRD Ordinance: The board reviewed the latest draft of the Mountain Zone Conservation Development ordinance. Related topics of discussion included compelling an applicant to utilize this type of subdivision, frontage requirements, phasing of development, buffer sizes, density bonus calculation, definition of public benefit, and allowable structures on conservation areas. Pickman noted that in all instances the PB must balance the rights of the existing homeowner with the development rights of the landowner. The board also addressed steps in the conceptual design process and made some changes to this language. The document will be revised and the updated version will be presented at the public hearing on January 16, 2008.

Move by Wildes to adjourn, second by Pickman, and so voted. Meeting adjourned at 10:28 p.m.

Minutes submitted by Betsy Perry