

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

DECEMBER 3, 2008
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:39 p.m.

1. Review of minutes for meeting of 11/19/2008. Move by Wildes to accept as amended, second by Whitcomb, and voted 4 in favor with Martin abstaining.
2. Mazza subdivision: Pickman said he had composed a letter for Paul and Heidi Jordan regarding their proposal for a minor subdivision on Map 8 Lot 53 owned by Herta S. Mazza. The letter explained why the PB could not accept the application at this time, and referred the Jordan's to the Zoning Board of Adjustment. If the Jordan's are successful in seeking a variance they can return to the PB for approval. Pickman said the letter had been mailed out on 12/2/08, and copies were provided for PB and BOS files.
3. Driveway Regulations: Copies of drawings/specs were handed out to be added to the document. Board members briefly reviewed the latest version.
4. Zoning updates: Brief review of the timing to address any zoning changes before Town Meeting in March of 2009. Members reviewed LGC's calendar of "Important Dates:"
5. Workforce Housing: Lowry mentioned that the town of Hancock already has a workforce housing ordinance and said it might prove helpful in developing one for Temple. There was discussion of definitions and how to best address working towards this zoning change. It was noted that Temple's PRD ordinance appears somewhat useful in helping to cover the town's obligations under the new law, which takes effect July 1, 2009. Pickman noted there are some large parcels in town with not much road frontage that could work for affordable housing. He also stated the board needs to make sure they units stay affordable. Connie Kieley indicated the Hancock ordinance addresses that aspect. Lowry suggested perhaps that tenets of the Mountain Zone PRD ordinance could be applied to all districts to allow multi-unit housing. There was discussion of existing rentals in town. The PB agreed to work on this issue, but since it appears complicated they felt it could not be done in time by January to present at town meeting in March. The issue will be further researched.
6. Wind Turbines: Board members reviewed a model ordinance offered by NH-OEP. Discussion ensued on elements of proper siting, height limitations, colors, capacity and efficiency of power production, noise levels, prop diameter, and price ranges. It was noted that wind turbines would go through the building permit and building inspector process, but not the PB unless there was a site plan review process. Wildes told the board the turbines come with engineered plans. Kieley mentioned holding a public forum to obtain input and opinions from townspeople. Connie Kieley stated tax credits are available for those who install wind turbines. It was also noted there is a difference between residential and commercial use. Pickman and Wildes provided information concerning reported bird kill from prop blades, with Pickman stating this could be an important consideration due to the town being part of a raptor migration route. Wildes said the law was passed to encourage development and use of small turbines. The board will continue working toward development of an ordinance.

Move by Martin to adjourn, second by Wildes, and so voted. Meeting adjourned at 9:28 p.m.

Minutes submitted by Betsy Perry