

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

APRIL 1, 2009
FINAL MINUTES OF PUBLIC MEETING

Board members present: Mary Beth Ayvazian, Richard Whitcomb, Randy Martin, John Kieley, Rose Lowry

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

1. Review of minutes for meeting of 3/18/09. Move by Kieley to accept as written, second by Ayvazian, and voted in the unanimous affirmative.
2. Proposal for minor subdivision: Bob Treadwell came in with questions about how to approach a minor subdivision of a 41-acre lot that he owns (Map 2 Lot 10) on Old Revolutionary Road. Treadwell explained he would like to create an 11-12 acre lot in the upper left quadrant as a future house lot for himself. He and the board discussed the layout and features of the land, road frontages, driveway placement, shape of the proposed lot, and abutters. A question was raised about how wide the 300' frontage needs to be; no answer was forthcoming and this will be researched. Treadwell was advised about the town's new driveway regulations, which should be consulted in designing the lot and the driveway. Mention was made of possible consideration of a deeded right-of-way easement for the driveway if it needs to wander across the existing lot. Treadwell will proceed with his plans by consulting topographical maps and devising a preliminary drawing.
3. Davis land near White Ledges: Kieley stated that members of the ConCom felt the PB minutes of March 4th were not explicit enough and did not adequately state the position of the PB on the easement issue/open space issue that was previously discussed. Kieley said the ConCom would like a letter of confirmation from the PB to clarify the matter. Kieley made a motion to authorize the chairman to write a letter to the Temple ConCom confirming that land having an existing conservation easement that restricts development could be counted as open space under the town's PRD regulations, subject to all provisions of those regulations. It was noted that if an easement was not obtained beforehand, there was a possibility houses could be placed on that parcel of land as part of a PRD, and this could impact the White Ledges. The motion was seconded by Whitcomb, and voted in the unanimous affirmative.
4. Public hearing for Andersen subdivision: At 8:02 p.m. Martin opened the hearing for Steve Andersen's minor subdivision. One abutter was present. Andersen brought in copies of the revised plat and explained the changes. Andersen also provided two Declaration of Easement documents for the well and the driveway. Board members asked a few questions on existing wells and septic systems, buildings and driveways, setbacks, vegetation, and abutting properties. Andersen confirmed that trees screening the garage from the nearby Quinn residence would not be removed. There was a brief review of the checklist including items that had been waived, and confirmation that the notes requested had been added to the plat. The abutter also

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asked a couple of questions and was provided with information. Martin moved to approve the plan, seconded by Lowry, and voted in the unanimous affirmative. The plat was signed and Andersen provided two checks to cover recording fees. One Mylar and the checks will be given to Pickman to bring to the registry. The hearing was closed at 8:17 p.m.

5. Ahern lot line consolidation: Martin reviewed the previous request for consolidation of Map 7A lot 3 and 7A-3-1. There being no further discussion, Martin moved to accept the merger, with a second by Ayvazian, and voted in the unanimous affirmative. Upon a procedural question involving the vice-chairman making a motion, the issue was voted upon again to make sure the decision was legal. Motion to accept by Kieley, second by Ayvazian, and voted in the unanimous affirmative. An official letter of acceptance of the lot consolidation was signed by Lowry; and is pending signature of Pickman as chairman. There was brief discussion of getting the letter recorded at the registry, and whether a new deed reflecting the change would be necessary. It was decided to leave the issue open until Pickman signs the letter.
6. Workforce housing: It was noted that implementation of the new law has been deferred until January 1st, 2010. The board agreed on the necessity of moving forward on this issue. Copies of a detailed informational document provided by Pickman will be printed and handed out at the next meeting. The issue will be discussed at length at the May 6th meeting, and board members were encouraged to prepare questions and comments. It was suggested that SWRPC could be another source of information. There was brief discussion of the need to address multi-family housing within the zoning regulations.
7. Energy audit report and meeting with TEEC: Lowry reminded board members to review the land use energy audit report before the joint meeting with TEEC on 4/15.

At the end of the meeting the 2009 land use manuals were handed out to board members.

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

Minutes submitted by Betsy Perry