

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

JUNE 17, 2009
FINAL MINUTES OF PUBLIC MEETING

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

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

1. Review of minutes for meeting of 06/03/09. Move by Kieley to accept as written, second by Ayvazian, and voted in the unanimous affirmative.
2. Treadwell minor subdivision: Bob Treadwell came in to discuss a revised sketch of his proposed 3-lot subdivision for Map 2 Lot 10 on Old Revolutionary Road. The latest change involves an alteration in the design of the shared driveway. Treadwell said that access to lot 3 on the right will remain on the low side and follow the contours of the land, and actually may end up further away from lot 2 than shown on the current plan. He also said the entire driveway layout will be flagged after a survey is done. Kieley asked about the width of the road frontage strips and was told they would be 25 feet. This was followed by a discussion of deed restrictions and easements. Treadwell indicated he would like to avoid further subdivision on the 20-acre parcel and may use language in the deed to limit this. He also may consider a deed restriction on the 8-acre lot across the road. Treadwell said his main objective is to preserve space and privacy. The subdivision application checklist was read and each item reviewed. Several had been marked by Sandford Engineering to indicate a waiver request or to specify compliance further on in the project. The board agreed with most of the waiver requests but declined to waive the need for soils and percolation test data. Other related topics were considered, including road profiles, elevations, cross sections, naming the shared driveway, possibly putting electric lines underground, driveway drainage and water runoff. Martin told Treadwell to have the driveway locations finalized and have large size plats prepared with notes and revisions, then fill out a completed subdivision application and provide an abutter list and labels. He was also reminded to comply with the new driveway regulations. Treadwell will have the survey done and proceed with the project.
3. Sub-committee meetings: Kieley advised that the home business subcommittee has been active and has met jointly with the ZBA. The subcommittee will meet again next Wednesday. Kieley said the group has used a document from Dublin as a starting point and is tailoring it to fit the needs of Temple. The topic of workforce housing was brought up and the board discussed if a new ordinance was needed. Ayvazian noted the town needs to make a good faith effort to comply, and it was agreed that addressing the fair calculation standard may require the use of regional calculation data. Martin agreed to contact SWRPC for information.
4. Sale of property: Brief mention of a foreclosure sale of house located in the village. A local resident has obtained the property and it is thought the place will be renovated and rented out.

Move to adjourn by Kieley, second by Whitcomb, and so voted. Meeting adjourned at 8:27 p.m.

Minutes submitted by Betsy Perry