

TOWN OF TEMPLE, NEW HAMPSHIRE

ZONING BOARD OF ADJUSTMENT

May 6, 2004

FINAL MINUTES OF PUBLIC MEETING

VOTING BOARD: Chairperson Don Kraemer; members Nate Chamberlin, Honey Hastings & John Pierce; alternate member Don Fonda.

CALL TO ORDER: By Mr. Kraemer at 7:30 p.m.

NEW BUSINESS

Case # 5/6/2004 – 1 RE

Charles P. Re has applied for a Special Exception under the terms of Article IV, Section 13, of the Temple Zoning Ordinance, to build a 7,000 square foot marble and granite fabrication shop on N.H. Route 101, Map 8, Lot 5 in the Rural Residential and Agricultural District.

Chuck Re said that the property is 18 acres in size. His 7,000 square foot building and possible future workout building will not occupy more than one-eighth of the lot (Article IV, Section 13 #6). He also said that he meets the requirements of numbers 1 – 4 of Section 13.

To meet the requirements for Section 13, #5, Mr. Re presented information regarding decibel testing done on the Sierra bridge saw that he will purchase to cut granite. Outside a steel building, with doors closed, approximately 42 feet from saw, the decibel level was 62. (See file for more detailed information.) He will also purchase a Hydronis dust collection system for his shop. He explained that this machine has arms, that can be positioned wherever you are working, that collect the dust into a water system. He added that 99% of his machines will be water machines. In other words, what in the past was dry cutting, will now be wet cutting, which will also cut down on the dust.

Abutter Dave Foley asked about operating hours. Mr. Re said that there are 5 employees and operating hours are 6 a.m. to 7 p.m. Mr. Foley asked about the water treatment – what happens to the water. Mr. Re explained that the water is recycled through various concrete chambers in the floor. When the last one fills up with stone dust, they remove it from the property. Mr. Foley asked if the building would be visible from Route 101 and if the buffer would remain. Mr. Re said that the buffer will remain and he doesn't believe that the building will be visible from the road. He plans to erect a steel building made by Kirby. It will be 27 feet at the peak. The roof will be green metal, the building will be

painted an earth tone. Mr. Re plans to have two 6' – 7' granite posts with sensor lights shining down at the driveway entrance. He will also have security lights on the eaves of the building – 21' high.

Mr. Re presented a driveway plan that he designed after meeting with the DOT. The plan shows a paved apron 75' from edge of pavement and a 50' radius.

Abutter Paul Quinn asked if there will be a showroom on the premises. Mr. Re said that the business is primarily manufacturing but there will be an office with a kitchen display and they will make the bathroom nice enough to display.

Mr. Re said that he will have a granite sign, but it will be set back from Route 101.

Abutter Richard Whitcomb said he was in favor of granting the special exception.

Mr. Re didn't have the parking or septic designs to show the Board, but he pointed out where the 30 or so parking places are planned, and he explained that he will install a commercial grade septic system that can be driven on.

MOTION: Ms. Hastings made a motion that the Board find that the application met all 6 criteria listed in Article IV, Section 13, specifically: the setback for the building is well over 500' from any existing dwelling of another owner; all buildings will be at least 100' from all lot lines; there is ample off street parking, set back at least 55' from all lot lines; access will be provided by one driveway not more than 32' wide; and based on the information that has been provided at this hearing, the use would not be obnoxious or injurious by reason of production or emission of odors or any of the other factors listed in Section 13 #5. Based on that, we approve the special exception. The motion was seconded by Mr. Pierce and all were in favor.

Case # 5/6/2004 – 2 ELLIS

William and Tammy Ellis, Jr. have applied for a Variance from Article IV, Section 5, of the Temple Zoning Ordinance, to permit the addition of a mud room and a garage, which will reduce a side setback to 25 feet, on Map 2, Lot 33D, 207 Howard Hill Road in the Rural Residential and Agricultural District.

It was noted that the return receipt from abutter James Benotti was not received by the Town.

Bill Ellis explained that he would like to build a 10' x 22' mud room and a 26' x 36' garage which will encroach into the setback. Mr. Ellis said that Jim McTague is his abutter on one side and he took a guess that Mabel Richardson owns the property abutting the property line with the setback that he would be encroaching. He said that there is no structure on that property and that it is 9 acres in size. He said he would not build the garage any higher than 25'. The roof will be architectural shingles and the siding will be vinyl.

MOTION: Ms. Hastings moved that the Board find that there will be no diminution of the values of surrounding properties, seen in part by the fact that none of the surrounding property owners are present; granting the variance would be of benefit to the public interest; denial of the variance would result in unnecessary hardship because of the size and shape of his lot and the location of his house; thus granting the variance would do substantial justice; the Board finds that the use is not contrary to the spirit of the Ordinance. Based on the above, the Board approves the variance request as shown on the plan and as stated in the application. The motion was seconded by Mr. Chamberlin and all were in favor.

The meeting adjourned at 8:20 p.m.

Diane Nilsson, Recording Clerk