

TOWN OF TEMPLE, NEW HAMPSHIRE

ZONING BOARD OF ADJUSTMENT

November 3, 2005

FINAL MINUTES OF PUBLIC MEETING

ZONING BOARD: Chairperson John Pierce; members Honey Hastings, & Don Kraemer.

PLANNING BOARD: Chairperson Bruce Kullgren; members Alan Pickman, Richard Whitcomb and BOS-ExOfficio Tedd Petro.

Code Enforcement Officer Wil Wildes was also present.

John called the meeting to order at 7:40 pm. and stated that the purpose of the joint meeting with the Planning Board was to consult on possible proposed changes to the Temple Zoning Ordinance, specifically, ambiguous or confusing statements or language in the ordinance.

Most of the evening was spent discussing the differences between Article IV, Section 11 – Home Industries and Professional Services and Article IV, Section 13 – Industry, Commercial and Non Commercial Enterprises.

John asked what the difference is that triggers the Select Board to know one way or the other? Because it would seem, he said, that 4 employees and a large family could produce a large number of things that

could be sold that might generate a lot of traffic, yet if it's a home industry there won't be any kind of site plan review looking at potential traffic problems.

Alan felt that retail sales were very different from industry or professional services and he had a couple of suggestions: 1) Add condition e to Section 11 which would read something like *The businesses' primary source of income cannot be sales of goods made off premises.* 2) That permits be applied for, whether new construction or not, whenever someone wants a home industry or professional service in their home.

Bruce said that if there is going to be retail sales, perhaps that should trigger a site specific site plan review or a special exception, to be sure that there is adequate off-street parking and a safe curb cut. Also, while looking through the definitions in the ordinance, Bruce discovered that there was no definition of home industry.

Honey said there has been confusion about where home industry can take place... in the dwelling only?

or in attached accessory buildings also? or in other buildings on the property?

There was a great deal of discussion about and after all of these comments. John summarized the discussions: How do we want to distinguish between Home Industry and Commercial?

- Amount of goods you can sell that were made elsewhere.
- The area of your dwelling that can be used. Can detached accessory buildings be used?
- Affect on the neighborhood, especially traffic.

Specific ordinance notes – all in Article IV:

Section 5 Setback: ZBA would like to add the word addition to first line so it would read:

Each new building, **addition**, or accessory building shall be setback at least....

Bruce said that he had no problem with this.

Section 16 Home Products and Produce: ZBA confused about the word “brought.” Alan said this word was going to be taken away.

John asked if there could be a limitation on the number of tractors, excavators, backhoes, caterpillars, etc. in people’s yards? No real answer on that one.

Bruce mentioned that the Farm Stand definition needs work.

Other Business

Minutes – October 6, 2005

MOTION: Honey/Don to accept minutes as printed. All in favor.

MOTION: Honey/Don to adjourn. All in favor.

Meeting adjourned at 9:30 p.m.

Diane Nilsson, Recording Secretary