

**TOWN OF TEMPLE, NEW HAMPSHIRE**

**ZONING BOARD OF ADJUSTMENT**

**February 1, 2007**

**FINAL MINUTES OF PUBLIC MEETING**

ZONING BOARD: Chair John Pierce; members Honey Hastings and Don Kraemer; alternate members David Martz and Steve Anderson.

John Pierce called the meeting to order at 7:35 p.m.

**DISCUSSION OF MEETING WITH ATTORNEY DRESCHER**

We discussed meeting with Attorney Drescher to discuss possible changes to the Zoning Ordinance along the lines of his letter to the Chair on December 10, 2006. The overall goal would be to reduce court cases.

Several major topics are of interest for discussion with Mr. Drescher:

1. The subjective and objective conditions for a special exception, and
2. The application for a variance versus a special exception.

We agreed that the Chair should speak further with Mr. Drescher about a meeting and ask him:

1. Should the meeting be closed to the public since it involves legal advice,
2. Should the Planning Board and Select Board be included, and
3. What should the specific agenda be?

**DISCUSSION OF PROPOSED ORDINANCE CHANGES**

Steve Anderson expressed concern that the proposed clarification of the term “home industry” could have a paradoxical effect and further blur the distinction between a commercial enterprise (which requires a special exception) and a home industry (which does not require a special exception.) For example “construction, manufacture, or repair of a product...” sounds commercial if not in fact industrial. We discussed how the point of this definition was to limit sales of products not produced on the premises and that the other proposed changes to the Ordinance (like the additions to Section 11: Home Industries and Professional Services) would set appropriate limits to home industries.

**OTHER BUSINESS**

**Minutes – January 4, 2006.**

MOTION: By Honey, seconded by Dave to approve the minutes. Honey, Dave, John in favor. Don and Steve abstained.

**Forms For Application to the ZBA**

It was suggested that the Chair ask Mr. Drescher his opinion of the Wilton forms and whether they would be as good a guide for us as the Milford forms. We agreed that the Chair should work with Diane to modify the Wilton instructions and forms to meet Temple’s needs.

MOTION: By Don, seconded by Steve to adjourn. The vote was unanimous.

Submitted by John Pierce, Chairman