

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

March 2, 2011
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:30 p.m.

Review of minutes: Motion by Kieley to accept the minutes of February 16, 2011 as written, second by Pickman, and so voted.

Bartolomeo subdivision: A revised plat was reviewed that showed the board's previously requested changes were incorporated, including having the existing house/barn on a minimum of 6-acres, and ensuring a minimum of 300' of frontage for the larger lot. The addition of two septic test pits locations were noted, and after brief discussion it was decided a formal report is not needed as the town health officer's signature on the plat will be sufficient. The subdivision application and checklist were also reviewed, with the following items determined to need to be added: statement of responsibility & liability, name of subdivision (trust), name and address of owner (trust), subdivisions and buildings within 100 feet (McDonald/Redding house?), lot dimensions, areas & numbering (new lot s/b 9-22-1), monument locations (set bound at new lot line), and a couple of typo corrections. Also, the application should have the signature of Rebecca Bartolomeo as a co-trustee of the trust. Kieley questioned the possibility of future subdivision of the 6-acre lot. The main concern was that the existing house/barn already has three dwelling units (2 acres per each dwelling). It was thought there would be a lack of room to further divide the lot and create placement for two 250' squares, and also difficulty in placing two sets of septic systems and wells due to lot configuration and wet areas. Kieley and Martin suggested having a note put on the plat referencing a limit to any further subdivision of this lot, i.e. "Lot 9-22 cannot be further subdivided so long as 3 dwelling units exist on the 6 acres". Board members were unanimous in recommending this. All information will be relayed to the surveyor, and timing will try to be arranged to hold a public hearing at the first PB meeting in April.

Miscellaneous: Random discussion about the need to find a good candidate for the position of town moderator, with several names being mentioned, including Martin and Lowry.

Move to adjourn by Kieley, 2nd by all, so voted at 8:22 p.m.

Minutes submitted by Betsy Perry