

# TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

FEBRUARY 20, 2013  
FINAL MINUTES OF PUBLIC MEETING

Board members present: Ken Sullivan, Rose Lowry, Camilla Lockwood, John Kieley, and Allan Pickman

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

Approval of Minutes: Discussion of when to approve the non-public minutes. A decision was made to put this off until the next joint meeting on Monday 2/25, which per Kieley will be another non-public session. Minutes will be forwarded to Ed Dekker in New Ipswich with a note to distribute and review pending approval.

CPG expenses: An itemized bill from Southwest Region Planning Commission (SWRPC) for services relating to the Community Planning Grant (CPG) was reviewed. Lowry will compare the grant budget figures and related SWRPC contract. Discussion followed about sending out a mailer to residents before voting day in support of the zoning amendments. There may be grant money available to cover the cost. Per Lowry's conversation with town counsel, the board needs to be careful of any promotion or bias. She said SWRPC or a private citizen could do a mailer, but the board cannot use taxpayer money for this purpose. One option would be to create a mailer just utilizing ballot language. Kieley suggested a reference to the survey results that indicated residents wish to "keep Temple the same".

Ballot language: Pickman had written up the wording for the "Definitions" and the "Minor Clarifications to Language" ballots, and Lowry had written up wording for the three new ordinances "Aquifer Protection", "Wetlands Protection", and "Lighting/Dark Sky Protection". Pickman noted copies of the ordinances must be posted at the place of voting per RSA's. After brief discussion, Kieley made a motion to accept the wording for ballots as amended, second by Lockwood, and so voted unanimously. It was decided to place the five amendments on separate ballots.

LWES legal bill: An invoice from Upton & Hatfield was reviewed. Kieley made a motion to approve the Upton & Hatfield invoice for services provided through January 2013, with the billing amount to be split with the town of New Ipswich. This was seconded by Pickman, and so voted unanimously.

SEC hearing: Brief synopsis of events from board members who attended the Site Evaluation Committee (SEC) hearing held on Tuesday the 19<sup>th</sup>.

Sullivan lot line merger: Sullivan told the board he has a problem with a previous lot line adjustment on property he owns in the Stonegate subdivision. At the time of approval in 2012, language had been added to the registry recording letter that restricted any further subdivision of the property. Sullivan said he wishes to have that language removed. Lowry referenced a letter from Randy Martin with an opinion from attorney Jim Tamposi regarding the effects of the merger. Sullivan said this involved the covenants and was a separate issue. Kieley explained that the language had been added in good faith at the time, and it is now known that the board had erred. Kieley suggested to resolve this the board should draft a letter indicating 1) the original recorded letter was based on an understanding that the covenants prevented such a subdivision, 2) the language was inserted in error, and 3) it is now considered corrected. Sullivan asked about just going back to the original letter, but Pickman said a paper trail is necessary. Kieley will review the original covenants and letter, and then draft changes and forward to town counsel, with a board review and vote at a future meeting.

Move to adjourn by Kieley, second by Pickman, and so voted at 8:42 p.m.

Minutes submitted by Betsy Perry

~ Next regularly scheduled meeting – Wednesday March 6, 2013 ~