

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

May 4, 2011
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:40 p.m.

New Ipswich subdivision: The board discussed a letter from the Town of New Ipswich that provided notice of a proposed 48-lot subdivision near the Temple town line. According to enclosed meeting minutes, the New Ipswich planning board felt there was potential for regional impact and decided to notify both Temple and Southwest Region Planning Commission. Copies of the proposed subdivision plans were reviewed. It was noted that Stowell Road in New Ipswich turns into Moran Road at the Temple town line. One of the possible options for a second ingress/egress to the development was to utilize Moran Road in Temple. Currently that portion of Moran Road is designated as class VI and is fairly impassable with both wetlands and steep slopes. Pickman gave a brief history of a previous attempt by a Temple landowner to develop property in the same general vicinity. Ayvazian brought up how general economic conditions have created a glut of existing homes at low prices and wondered about the timing of a new development of this scope. Board members discussed the impact of increased traffic on "commuting" roads. Kieley said the board needs to consider what is in the best interest of Temple, and find out if the town has the right to just say "no" if the Board of Selectmen and Planning Board do not want expansion and upgrade of Moran Road.

Board members agreed the New Ipswich subdivision certainly could impact the Temple and it was decided that one or more board members would 1) visit the class VI portion of Moran Road to walk the land, use GPS and take photos, and 2) plan to attend the 6/1/11 meeting in New Ipswich to ask questions and gather more information. They also decided to ask road agent Tim Fiske for his knowledge about the location and history of that portion of Moran Road. It was noted Bruce Kullgren, Sr. may also be able to provide information. Older town records on roads will also be researched.

Pickman made a motion to affirm a policy that the Temple Planning Board would not support the extension of class V status to that portion of Moran Road, as there is no benefit to the town of Temple. This was seconded by Ayvazian, and the vote was unanimously in favor. Kieley made a motion to have Pickman contact town counsel to obtain legal advice on this issue, seconded by Ayvazian, and voted unanimously in favor.

Review of minutes: Motion by Kieley to accept the minutes of April 20, 2011 as written, second by Ayvazian, and so voted.

Bartolomeo subdivision status: The surveyor has been in contact with the town office and is working on finalizing everything in the list of items created when conditional approval was granted. The board was made aware that the house is now listed for sale in the real estate market. There was brief discussion of the legality of trying to sell a property without final subdivision approval. Kieley made a motion to authorize a letter be sent to the property owners, with a copy to the realtor, advising them that the Town of Temple subdivision regulations do not allow advertising or sale of a parcel before final subdivision approval has been obtained. Motion seconded by Ayvazian, and voted in the unanimous affirmative.

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Village District survey: Lowry and Ayvazian presented a revised draft of a survey form intended to gather information from residents about the future of the Village District. Topics of discussion included: using a statement of purpose; how to obtain objective opinions; whether to use the word 'commercial'; creating a sample of small businesses that might be deemed attractive; whether the district should be expanded; listing specific properties that might become part of a larger scale district; how to best identify the scaled items in question five; and potential use of town owned parcels. The form will be updated and reviewed again at a future meeting.

Move to adjourn by Ayvazian, second by Pickman, so voted at 9:30 p.m.

Minutes submitted by Betsy Perry