

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 25, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Randy Martin, John Kieley, Rose Lowry, and Allan Pickman

Call to order by Lowry at 7:33 p.m.

Approval of minutes: A vote on the 6/18/14 minutes was tabled until the next meeting.

Robbins' gravel pit: Lowry, Martin, and Pickman visited the pit on 6/21/14 in response to a written complaint regarding the status of the reclamation process. While there they were able to speak to the property owner's son, Aaron Robbins. Site visit impressions included rather sparse vegetation on slopes in some areas and almost non-existent on one portion; signs of water run-off channels from above on one sloped area; and the silt containment system appeared to be working but the pools are being filled up. It was noted the pit had been visited last year and had looked much better at that time. The board talked about how to proceed, since they had signed off on the reclamation process last year and released the bond. Kieley mentioned the town's impending bridge project on Converse Road, and said landowner Liz Robbins has agreed to let the town store materials on the site. He wondered if the town could help by providing some slope work. Pickman suggested the possibility of hydro-seeding, and Martin said mulch hay in a chipper would spread nicely and help add to the growth of vegetation. Kieley suggested that a member of the Planning Board and Road Agent Tim Fiske take a look at both the town use area and the portion needing further organic material. Martin volunteered to set this up. Lowry was concerned the Planning Board may no longer have authority over the pit. Pickman said he believed the board's responsibility did not end with the bond being released, and he referenced both the town's regulations and language in the pit's reclamation plan. Lowry said she would respond to the complainant, and Martin will also make contact.

Houck lot line merger: The board considered a letter of request to merge lots 2-80, 2-80-1, and 2-80-2 on Blood Road, with all parcels being contiguous and owned by James and Lucia Houck. Kieley provided a brief history of recent ownership of the land, including a 2009 three-lot subdivision, a 2010 lot line adjustment, and a 2011 lot line readjustment. Houck has purchased the three lots that made up the original Blood Farm, demolished the two original old dwellings, and wishes to combine the three lots back into one and then build a new home. There was brief discussion about what portion of Blood Road is considered to be town road as well as a designation of a turnaround area. Kieley advised this had been determined previously, and the town bases the length of road on the number of feet as listed by the state. Board members reviewed a plat to discern the current lots, roadway and turnaround area. Pickman then read a draft letter of acceptance of the merger. Motion made by Martin to accept the lot line merger, with a second by Kieley. At this point Kieley and Lockwood asked if they needed to recuse themselves from voting as abutters. Both indicated they had no monetary interest or other interest in the property, and it was determined they did not need to recuse. All members voted in favor of the merger. The approval letter will be signed by the chairman and taken by Pickman to be recorded at HCRD.

Agriculture: Lowry asked Kieley where the Selectmen are in dealing with the topic of agriculture and current related issues within the town. Kieley advised there may be an agricultural advisory committee forming, and the Planning Board should expect to have some involvement.

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Other business:

Martin told the board he has a person who wants to buy the existing barn/residence at Stonegate Stables, which is part of a Planned Residential Development (PRD). When approved (in 2008) the consent also included being able to build another house on that lot (8-2-1-6). There are also two other lots plus an open space lot. The prospective purchaser wishes to also buy the front lot, but not the pond lot, and to combine these two lots plus the open space lot. Martin asked the board to consider what would happen to the pond lot if the PRD is taken away. Kieley said the board needs to consider conceptually what the end result would be. He noted the last lot would not have road frontage and would need an easement/right-of-way to access. Pickman stated the board needs to look at the PRD plan and determine if these changes would be consistent with intent. Also, if a variance or exception is necessary - what conditions might be considered. Martin will bring in a copy of the plan for the board to review.

Motion to adjourn the meeting by Lockwood, second by Martin, and so voted at 8:16 p.m.

Minutes submitted by Betsy Perry

~ Next regularly scheduled meeting is July 16, 2014 ~