

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
November 20, 2013  
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Rose Lowry, Mary Beth Ayvazian, John Kieley, and Allan Pickman

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

Barnsley lot line merger: Attorney Craig Donais informed the board that all three lots involved in the proposed merger are now under new ownership and all under the same name. He provided a copy of filing papers from NH Department of State showing formation of "The Ranch at Nutmeg Hollow, LLC", with Donais as registered agent and Matthew S. Rousseau as manager. He also provided copies of recorded deeds showing the transfer of ownership of the three parcels, a conceptual plat showing a layout of the merger plan, and a revised Voluntary Lot Merger request letter. Board members reviewed the submitted documentation and asked questions. Kieley made a motion to approve the merger of the three lots (5B-79, 5B-91, and 5B 91-1), second by Ayvazian, with a vote of all in favor. The single lot will be known as 5B-79.

Kieley then asked about the liability of back taxes owed to the town from the predecessor owners (Northwestern Resources and Kumatsu Gumi), and asked who to contact regarding this issue. Donais replied he would be the contact person, and with monies available as a result of the transfer of ownership he expects the issue to be resolved.

Donais asked about recording the merger letter and was told by Pickman that the board will record the document at Hillsborough County Registry of Deeds upon payment of HCRD fees of \$16.46. Donais stated he would post a check the following day, and was given a copy of the signed document for his records.

Approval of minutes: Motion by Kieley to approve the minutes of 11/6/13 as amended, second by Lockwood, and so voted.

Other business:

- Master Plan: Kieley will type up a list of notes about Permaculture and sustainability from a seminar he attended and mail out to all board members for review. He indicated these topics would be a good addition to the Vision portion of the Master Plan and urged the board to focus on both the Vision and Purpose sections.
- Status of old brick school: Brief discussion about the recent sale of this building and possible renovation and intended uses by the new owner.
- Review of Fisk sugar house field: Brief discussion about setbacks and location of abutters and area where a potential commercial building could be sited.
- Subdivision design in Peterborough: Lockwood mentioned a proposed new ordinance promoting cluster design that will be presented to voters in that town.

Motion by Kieley to adjourn the meeting, second by Ayvazian, and so voted at 8:17 p.m.

Minutes submitted by Betsy Perry

*~ Next meeting is scheduled for December 4, 2013 ~*