

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
November 7, 2018
MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Tedd Petro, Bill Ezell, Brian Kullgren, Allan Pickman, and Ted Sartell

Call to order by Pickman at 7:00 p.m.

ConVal update: Gail Cromwell provided paperwork to review the most recent tax analysis figures affecting the school district. She announced the previously crafted plan promoted by the School Board to consolidate schools has been withdrawn. The charts indicate the school portion of the tax rate for Temple will be up by 5.857 % or approximately 70 cents per thousand, which is smaller than previously anticipated. Cromwell said these official figures were presented by a DRA representative at the last Selectmen's Advisory Committee (SAC) meeting. Discussion followed about the variances between towns that are property rich vs. student (enrollment) rich, as well as the unfairness of the current funding formula in considering distribution of state adequacy funds. Several year's worth of funding formula history compiled by former SAU business administrator Marian Alese were compared. It was noted it would take a 2/3 majority vote to change the current funding formula. Cromwell also said the SAU is trying to reduce administrative costs, and may now be willing to consider grade change distribution including elementary schools being designated K-6.

Board members then offered questions. Ezell asked if the Temple Elementary School were to close, could the town buy the building, and how would a value be assigned. Pickman related that back when the old brick school was being decommissioned as a public school the asking price was at fair market value. He also said he believes under the Articles of Agreement the building has to be offered to the town. Sartell asked if there is currently a plan to bring anything forward this year. Cromwell responded there seems to be nothing at this point, and it would be complicated as ConVal is the largest SAU made up of 9 towns. This brought forth discussion about past situations where SAU's had been altered, such as Mason leaving Wilton and Jaffrey leaving Peterborough. Board members thanked Cromwell for her time spent to keep the board informed.

Approval of minutes: The minutes of 10/17/18 were reviewed. Motion by Pickman to approve as written, second by Ezell, and so voted.

Master Plan: Electronic copies of the three revised chapters have been received from Lisa Murphy at SWRPC. Currently no hard copies are available. Martin commented that Murphy is most likely waiting for confirmation from the board about providing printed copies. The clerk will email Murphy and ask for seven printed copies, plus inquire about the status of map changes. Also, copies of the 2015 text revisions written by board members will be provided to the chairman to scan.

Randy Martin – lot line adjustment: Martin presented plat copies featuring a proposed lot line adjustment between lots 8A-1 and 8A-2-1-5. Also provided were an abutter list plus mailing labels. Martin confirmed all of the property had been surveyed by Earl Sandford. The board reviewed the plat as Martin explained the planned changes. Martin said Pete Caswell, the town's Health Officer, is fine with signing off as he is already familiar with the property. Martin again invited any board members to come walk the land. A small issue with an abutter name and a question about an entry under “Notes” were discussed. Abutter notices will be prepared and mailed out promptly to allow consideration of a vote at the next PB meeting.

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Other business: Pickman told the board he had received an email inquiry about the Benotti property being offered for sale on Wilson Road off Route 45. The person asked about the possibility of utilizing the land for a farm and also building a micro-brewery, and Pickman provided information about regulations concerning both agriculture and commercial enterprises. As well, a member of the local community has indicated a possible interest in purchasing the 10.5 acre property and subdividing it to leave the existing house lot plus create two new building lots. Of note, Pickman said the property now seemed to be off the market as of this date.

Meeting date schedule: Pickman mentioned the next regularly scheduled meeting would be November 21st, which is the Wednesday before the Thanksgiving holiday. After brief discussion, members agreed to change the second November meeting date to Wednesday, November 28th. The December dates will remain for the 5th and 19th of the month.

Move to adjourn by Petro, second by Brian Kullgren, and so voted at 7:49 p.m.
Minutes submitted by Betsy Perry