

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
January 18, 2017
MINUTES OF PUBLIC MEETING

Board members present: George Willard, Camilla Lockwood, Brian Kullgren, Ted Sartell, Tedd Petro, Bruce Kullgren, Jr., and Allan Pickman

Call to order by Bruce Kullgren, Jr. as Vice Chair at 7:00 p.m.

Approval of minutes: Minutes of 1/4/17 were reviewed. Motion by Sartell to approve the minutes as written, second by Petro, and so voted.

Inquiry by Lockwood about proceeding with a public hearing for subdivision before the application has been accepted as complete. Pickman advised the board's usual process was being followed, and a decision could be made on the status of the application at this meeting.

Master Plan Update: Lockwood described her visit with the Budget Advisory Committee (BAC) to discuss funding for Master Plan work. A question arose about how often the town tax maps need to be updated, and it was verified this should be done annually per RSA 31:95-a. Pickman noted the Master Plan contains several maps that feature an overlay of property lines, and therefore it seems reasonable to have correct maps available. The last tax map update was done in 2014 with data available through 2013. Willard noted a cost estimate for a map update was in the process of being obtained from Cartographic Associates. Christine Robidoux of the BAC stated they are just looking for correct dollar amounts. It was suggested perhaps the tax map revisions for 2017 could be ignored, but after further discussion it was decided that both the tax map update and Master Plan update are important and need to be budgeted this year.

Zoning Amendment: The public hearing for Accessory Dwelling Units (ADU's) was posted and published for February 1st. However, the hearing for the revision of Driveway Regulations was not included in the newspaper. A brief discussion was held about whether regulations need a published notice. Petro made a motion to hold a hearing for Driveway Regulations on February 15th if it is determined holding it on the 1st is not feasible, second by Bruce Kullgren, Jr., and so voted. Pickman will send the latest draft of Driveway Regulations out to all board members.

Davis property subdivision: Pickman opened the public hearing at 7:29 p.m. Several abutters were present in the audience. Robert Davis presented legal documentation that had been previously requested by the board after their consultation with town counsel. These documents were read out loud, and Pickman stated they will be forwarded to town counsel for review. Pickman announced the board will not accept the subdivision application as complete until the legal paperwork has been evaluated by Atty. Drescher.

The board then reviewed submitted application paperwork. At a previous meeting they had gone over a list of suggested waivers, and Pickman asked if the board wished to vote on these. Lockwood asked about drainage issues and suggested that culverts and wetlands issues should be looked at. Pickman responded that the Road Agent had previously met with the board and had indicated no reservations about culverts, with the exception of the ravine lot which is no longer a separate lot. Pickman also stated there is no construction yet, and a review of culverts is not needed at this time. Brian Kullgren moved to accept the list of waivers, seconded by Petro. Pickman offered an amendment to Kullgren's motion, and moved to exclude waiving (#2) statement of responsibility and liability. This amendment was seconded by Lockwood, and so voted unanimously.

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Lockwood then offered an amendment to Kullgren's motion, and moved to exclude waiving (#3) surface water drainage system. There was no second to this amendment, and the motion failed. The board then voted on Kullgren's original motion, with six in favor and Lockwood opposed.

Copies of the submitted plat were examined. It was determined all previously recommended modifications were now designated i.e. setbacks, test pits, and frontages. The board next looked at items on the application checklist. A question was raised about ownership of other parcels. Pickman noted they were separately deeded parcels with separate map and lot numbers, and did not need to be shown on the plat. Other questions were asked concerning: potential creation of a landlocked parcel; is the lane in the back a Class VI road; the possibility of upgrading this type of road to Class V standards to accommodate future development; and could the back lot be subdivided in the future. There was further discussion about the road to the White Ledges, research of its history and its current status, and town options to abandon, close "subject to gates and bars", or upgrade it to Class V standards. It was noted the road serves as a right-of-way to the White Ledges, which is town owned property, and would most likely be kept open.

A question was asked if the "ravine" lot, which is no longer a separate lot but combined with land across the road, could possibly be used to accommodate a detached Accessory Dwelling Unit (ADU). Pickman responded with an explanation of attached vs. detached ADU's. Lockwood noted although the ravine lot has a designation of "not a buildable lot" it does still show a viable perc test, which she suggested should be removed from the plat and from the test pit log. Pickman said it would be too difficult to remove from the list and the request was denied.

There was a question about the possibility of selling one lot to an interested abutter. Pickman stated once the board has approved the subdivision, then a lot line adjustment or merger process could be undertaken to get that accomplished. This was followed by a general discussion about land enrolled in Current Use.

Pickman summarized that the board had requested the statement of responsibility and liability be added to the plat, and town counsel would need to review the submitted legal documentation.

A question was then asked about existing liens on the property. Pickman stated the town attorney had indicated this is not a PB consideration for a subdivision. Robert Davis said his attorney had been in contact with the lien holder and they were okay with the subdivision.

Pickman continued the public hearing until the next Planning Board meeting on February 1, 2017 at 7:30 p.m. He said at that time the board may vote on accepting the application and possibly approving the subdivision, assuming prior response from the town attorney. It was noted two Mylar copies of the plat are needed, as well as obtaining the Health Officer's signature on them. At this point Lockwood expressed several concerns, including legal ownership, and said after the attorney provided an opinion there may be something that needs to be altered on the plan. Pickman said the only change to the plat is to add the statement of responsibility and liability. Petro suggested asking Drescher if anything further needs to be on the plat.

A question was then raised about how the proposed subdivision might affect the neighborhood, including the possibility of the town paving the roadways, and perhaps a resultant increase of assessed values and taxes on

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surrounding homes. Pickman responded that the board must follow all laws and regulations in considering the subdivision. He said it would be up to the Road Agent to determine if any paving should be done.

Move to adjourn by Sartell, second by Petro, and so voted at 8:49 p.m.

Minutes submitted by Betsy Perry

~ The next regular meeting will be held February 1, 2017 at 7:00 p.m. ~