

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
February 15, 2017
MINUTES OF PUBLIC MEETING

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

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

Approval of minutes: Minutes of 2/1/17 were reviewed. Motion by Lockwood to approve the minutes as amended, second by Bruce Kullgren, Jr. and so voted.

Public Hearing for Driveway Regulations: At 7:09 p.m. Pickman opened the public hearing by providing information about the history of the regulations and outlining the proposed revisions. One modification would be regulation of only the first 30 feet of driveway length instead of the entire length. Another change would be that a waiver request would now have to be reviewed by the Board of Selectmen as well as the Road Agent. Also, potential driveway locations would need to be shown on a subdivision plat.

Discussion occurred around the following:

Under Section V. Design Requirements: A question about the legality of wording in Paragraph A. regarding liability of waivers. Obtaining a legal opinion was suggested. Sartell made a motion to strike the language "...shall not result..." to "...not likely to result...", with a second by Pickman, and voted all in favor. Willard and Sartell both advised still seeking the advice of town counsel.

Under Section III. Permit: A question about requiring driveway locations be shown on subdivision plats. Pickman advised a related statements were being proposed in the Subdivision Regulations to clarify and keep language consistent. The requirement to indicate driveway location on approved septic plans was noted, and the sequence in which this would occur was reviewed, culminating in obtaining a Driveway Permit. This brought up a possible scenario of whether a farmer seeking to go from a town road through an opening in a stonewall on his property to access a hayfield would need to obtain a Driveway Permit. Pickman called this a gray area and referred to this type of access as a 'bar-way', not a driveway, and further discussion ensued.

Under Section IV. Access Points: As a result of the preceding agricultural conversation, a new section to address agricultural issues was proposed. A motion was made by Pickman to add the following: "*Section E. Additional access points (bar ways) may be added to agricultural fields and wood lots as needed to provide reasonable access.*" This was seconded by Brian Kullgren, and voted all in favor. It was mentioned as an aside that removal of stonewalls that serve as lot line boundaries is forbidden by state law.

Other areas of discussion:

- Minor typo's in Section V. and Section IV were noted and will be corrected.
- At the urging of Brian Kullgren it was agreed to make a clarification to "Permit to Build Driveway" form. Under the third checkbox, add to the end of the statement "..., if the town road is paved."

Pickman summarized there was no need for a second hearing, as the changes made at this meeting were original to the intent. Brian Kullgren made a motion to approve the amendments to the Driveway Regulations and the Subdivision Regulations, seconded by Sartell. Pickman asked if there was any further discussion.

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Lockwood stated there is a need to make driveways safer and more environmentally friendly, and felt these regulations have reduced authority and gone backwards. Bruce Kullgren, Jr. stated he felt going backward would be having no regulations at all as in 2009, and this is a compromise. Pickman then called for a vote, with five in favor, with Lockwood opposed.

The public hearing was closed at 8:06 p.m.

Master Plan update: Lockwood spoke with Lisa Murphy at SWRPC about creating a Vision statement. She showed an example of a “Wordle” and described it as a visual representation of input obtained from residents about their community. It is thought to be a more interesting process for gathering information from the public as opposed to a written survey. Suggestions for encouraging resident participation included having an ice cream social or perhaps in conjunction with a town activity such as Good Roads Day. Options for this process will be explored.

Move to adjourn by Lockwood, second by Bruce Kullgren, Jr., and so voted at 8:12 p.m.

Minutes submitted by Betsy Perry

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