

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
April 19, 2017
MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Bill Ezell, Allan Pickman, Bruce Kullgren, Jr., and Brian Kullgren

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

Information was shared regarding a DES water resources conference on May 18th.

Approval of minutes: Minutes of 4/5/17 were reviewed. Motion by Brian Kullgren to accept the minutes as amended, second by Bruce Kullgren, and so approved.

Subdivision fees: A comparison chart showing fees utilized by several surrounding towns was reviewed. Temple's fees are low in comparison, and have not been updated in years. Ezell stated the Zoning Board of Adjustment (ZBA) is also looking at their fee structure as well, and will be raising their application fee to \$150. When asked why that fee was being increased, he responded it was to cover a lot of associated work and time for which the town is not currently compensated. There was discussion about setting an associated fee for performing the recording of documents at Hillsborough County Registry of Deeds (HCRD) in Nashua. This activity was previously undertaken without charge by a board member who was frequently in Nashua, but that is no longer an option. Currently the town only collects payment for actual recording fees, but it was felt both time and mileage should be considered. The board was in agreement the town should continue to do the recording rather than the applicant or developer. It is not known if the board can vote to raise these fees, or if the Board of Selectmen (BOS) must approve them, and this will be researched by Ezell.

Further discussion ensued. Lockwood proposed a new application fee of \$150 for a minor subdivision, \$250 for a major subdivision, plus a \$50 per lot fee. Abutter notices would be set at actual cost plus \$2 each, with public notice fees charged at actual publishing cost, and recording fees at cost with mileage consideration from the application fee. Brian Kullgren asked why the increase was so high, and thought a smaller increase would be more reasonable. Pickman inquired about office time consumed in dealing with the recent Davis subdivision and was given an estimate of 5-6 hours, plus there was a cost incurred for consultation with the town attorney. None of this is currently billable to the applicant. Pickman remarked the PB does not usually consult with the attorney for subdivision matters; Ezell stated the ZBA usually must for their cases. Lockwood offered her proposal as a motion. It was suggested the other two board members who were not at this meeting should be able to have input on the changes before a vote, and so the matter was tabled for now.

Master Plan update: Lockwood contacted the PB chair from the town of Greenfield about their Master Plan update that was completed five years ago. Greenfield's process involved surveys (paper and electronic), plus a photography exercise where residents took pictures around town, with the resulting photos mounted and displayed at a community supper. This was followed by a "community conversation" held on a Saturday. The data collected was then translated into graphs. Lockwood proposed Temple form a committee to encourage people outside the PB to become involved. Additional ways to approach the public were suggested, to include: making flyers available during the upcoming Good Roads Day; placing information in the next issue of the town newsletter; and mailing out a postcard to all residents. Ezell suggested keeping any survey short with a maximum of ten questions. Greenfield's Vision Statement will be emailed to board members.

A member of the audience asked about a target date to complete work on the Master Plan, and was told money had been appropriated and the work should be wrapped up by the end of this year. It was explained

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that SWRPC would be using their data to update three chapters, and the PB would be creating a Vision Statement. The audience member then asked if this is being done because of knowledge of a subdivision in the works. He was told “no”, and Pickman then provided a brief review of the recent Davis subdivision plus the current frequency of subdivision applications in town. Another question was then asked concerning whether there is a chance the closed bridge on Putnam Road might be fixed and reopened. Pickman explained this would fall under the purview of the Selectmen and the Highway Department, and contact information was provided. There was brief discussion about the status of Putnam Road, which is still classified as a Class V highway maintained by the town on either side of the bridge. It was noted if a major subdivision were to be proposed in the future, the status of bridge could become an issue.

Move to adjourn by Lockwood, second by Pickman, and so voted at 7:43 p.m.

Minutes submitted by Betsy Perry

~ The next regular meeting will be held Wednesday, May 3rd, 2017 at 7:00 p.m. ~