

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
March 11, 2015
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Tedd Petro, John Kieley, Allan Pickman, Randy Martin, and Mary Beth Ayvazian

Call to order by Pickman at 7:05 p.m.

Approval of minutes: Motion by Kieley to approve the minutes of 3/4/15 as amended, second by Petro, and so voted. Motion by Petro to approve the minutes of 3/10/15 as amended, second by Lockwood, and so voted.

Approval of invoice: Motion by Kieley to approve the (Savron Graphics) invoice for printing costs for zoning amendment postcards, second by Lockwood, and voted with five in favor and Petro abstaining.

Agriculture committee: Lincoln Geiger presented his ideas for organizing an agriculture advisory committee. He advocated starting with an ad-hoc group, and later structuring a more formal one along the lines of an agricultural commission, which would be a more involved process. Geiger related an overview of the history of farming and agriculture within the U.S. He said farms are businesses, and towns should help them be sustainable. Geiger suggested the ag group could act as an intermediary between the public and agricultural interests. He mentioned examples of wedding venues and cafes/bakeries as alternative ag businesses, and said local land use boards could help advise on these issues. Geiger also spoke of other areas where the ag committee might be helpful, such as conflict resolution, developing an inventory of farms and a list of farmlands to protect, monitoring grants that might be available, advising on sources of technical assistance, developing a soils inventory, and encouraging environmental stewardship. He stressed education is paramount, and suggested bringing in Natural Resource Conservation Service (NRCS) and Department of Environmental Services (DES) to speak at a public forum. Geiger also indicated tourism is a big deal for farms, and mentioned the success of a previous local barn tour. The timing of formation of the committee was discussed. Geiger was encouraged to get the group organized in time to help the planning board with any ag zoning amendments (by mid-fall). Bruce Kantner said the Conservation Commission has been talking about creating an inventory of farmlands/ag lands and farmers for the Master Plan. Petro stated the planning board is supportive of agriculture and wants to be beneficial to farmers but protect other people as well. He suggested Geiger come to the planning board meeting the following week when the new board is present to formulate the ag board formally. A support person will be available to help the ag committee with meeting notices, minutes, website postings, etc. Geiger concluded by saying he hoped the town would be supportive and proud of having clean, efficient farms in the area.

Site Plan Review for Forest Monastery: The public hearing was opened at 7:35 p.m. Tom Hanna, representing Jeta Grove Foundation, Inc. addressed the board to seek approval of a previously submitted Site Plan Review (SPR) application for a forest monastery. Hanna provided a check to cover an invoice for planning board fees, and submitted for the board's consideration a draft Notice of Decision he had composed. Ajahn Jayanto gave a brief history of the forest monk tradition and explained details about the monastic community that is proposed for the Temple site, including the following items:

- Rituals, ceremonies and exercises are performed
- "Mindfulness" meditation and reflection are practiced
- Wish to be considered part of community but focused on inward practice
- No impingement on environment
- Areas with huts will be private and largely undisturbed
- Visitors are welcome to a public area
- Perhaps a new Dhamma Hall in distant future
- Female monks do exist but are separate and will not be at this monastery
- For awhile the current site will be used as it exists

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Hanna stated the waivers were requested previously as no new large scale construction would be planned for some time to come. He said he had read the planning board minutes of 2/18/15 and felt the waivers mentioned were accurate.

Ayvazian made a motion to accept the SPR application with the waivers, second by Petro, and so voted unanimously.

Photos of kutis/huts were passed around and their potential size and location was discussed. The following was agreed upon:

- Kutis can be up to a maximum 200 square feet in size
- The size does not include a porch overhang
- There could be some type of earth or stone walkway leading to each kuti
- Any kuti over 125 square feet in size would need a building permit from the town
- Further SPR would not be needed to build kutis
- Separate seats or platforms may be scattered throughout the forest as spots for viewing and meditation

Ayvazian read out loud the planning board's draft document for SPR approval, and the content and language were discussed. An additional sentence was included to specify that no part of the premises would be rented for residential purposes. Hanna deemed the final version acceptable. He also commented that Jeta Grove may return to the planning board in the future to request a voluntary merger of the four lots. The audience was asked for any comments but none were forthcoming.

Kieley made a motion to approve Site Plan Review for Jeta Grove Foundation, second by Ayvazian, and so voted unanimously. Pickman took the original document to sign, and will then email a copy to Hanna and bring it to Hillsborough County Registry of Deeds to be recorded. The public hearing was closed at 8:07 p.m.

Move to adjourn by Ayvazian, second by Lockwood, and so voted at 8:08 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on Wednesday, March 18, 2015 at 7:30 p.m. ~