

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
April 1, 2015
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:01 p.m.

Approval of minutes: Motion by Lockwood to approve the minutes of 3/18/15 as written, second by Sartell, and so voted.

Letter from BOS re: sign ordinance: Board members reviewed a letter from the Board of Selectmen asking the Planning Board to consider making changes to the sign ordinance. Brief discussion followed about different types of signs and existing enforcement issues within the town. Pickman suggested researching RSA's and other town ordinances before deciding what amendments should be proposed. Others thought the request should be looked at right away so there would not be a crunch time to meet certain deadlines later in the year. There was further dialogue about how to best prioritize work topics for the year. Pickman stated he felt the two top priorities are the pipeline and the Master Plan. Other board members felt that agriculture and a review of the sign ordinance were important as well. This led to a impromptu discussion about ag issues.

Agriculture: There was extended conversation about the formation of the agricultural committee, including duties, members, and timeframe. There were differing ideas of how the committee should be set up and who it should report to. One suggestion was to hold a joint PB/BOS meeting to help define and develop the ag committee. It could be designed as an ad-hoc committee reporting to the PB, in which case public meeting rules would need to be followed. Or, it could be structured as a separate organization to advise the town, having no real authority but providing information. Another suggestion was to pattern it after a more formal agricultural commission and thus have additional access to connections and information.

Sartell indicated he had spoken to Lincoln Geiger and gotten a sense of his ideas for the ag committee, and would be glad to work with him; a formative meeting in April is planned. He also mentioned the sign ordinance would pertain to agriculture. Sartell said he would like to speak to the New Hampshire Municipal Association (NHMA) lawyers to ask some agriculture-related questions that he feels may affect ordinance issues. Pickman said he would like to review the questions first. The board agreed the main ag issues to resolve 1) an acceptable form of Site Plan Review (SPR) for ag, 2) SPR or some involvement for large ag, and 3) dealing with too many animals on a smaller lot size. Another possible topic to explore would be farm wedding venues or other non-traditional farm events; another suggestion was to consider creating an overlay of prime farmland. Petro said farmers think all is fine and there is no need to do anything. Sartell commented that area farmers are not commodity farmers and their customers are neighbors – they do not wish to upset anyone. He continued that getting involved with these topics, including signs and weddings, should be in a “discovery phase” and not necessarily a zoning change.

Petro made a motion that Ted Sartell create an ad-hoc committee to investigate ag and report back to the Planning Board with recommendations. There was no second, and no further action was taken on the motion. Willard said he thinks farmers should form a committee among themselves and discuss ramifications, come up with something independently, then come to the Planning Board with something viable. There was more discussion about how best to form the agriculture committee and who should be involved. Sartell commented there could be a “ground up” format and Lincoln Geiger seemed ready to go as that and not an official town committee. Finally it was decided to end discussion, as agriculture had not been a scheduled agenda item for this meeting.

Gas pipeline status: Pickman will work on writing a letter to FERC and then forward the draft to board members for review. Petro mentioned a letter from the BOS will be available for viewing on the town's website. Audience member Nancy Stolz asked about the letters, and was told they were being sent to FERC, the NH Governor, local state Senators

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and Representatives to indicate opposition to the Kinder Morgan pipeline project for a variety of reasons: the project is not needed; it would be a major disruption to the local area; the pipeline is not actually being co-located with existing power lines; there is a dense population in the south area of town; and the siting of the compressor station would be too close to the town's elementary school. Kullgren suggested utilizing George Stolz's expertise to help write the letter. Stolz was in the audience and commented that no plan had been filed yet and the pipeline route could be shifted further north. He urged the town to consider adding teeth to the town's zoning, listing several possible controls: a 10 decibel level at outside facing building; limitations on stack height; scrubbing the exhaust; make them re-plant areas including having a certified arborist on site; and restrictions on lighting – all of which would make the project more expensive. Stolz said the siting committee can make the company conform to local zoning. He also said he feels Kinder Morgan put the pipeline route up into the southern New Hampshire area as the small towns are seen as having "weak zoning". He urged the board to create tougher zoning ASAP. Stolz also advised on the intricacies of the grid and marketing of power.

There was discussion about how to implement such zoning amendments and a timeframe to accomplish this. According to Stolz, the pipeline company will be filing its plan in September 2015, and the zoning changes would need to be in place before then. This would require a special town meeting so residents could vote on the amendments. The process and associated RSA's will be reviewed. Pickman summarized a PB course of action: 1) write a letter to FERC and state officials opposing the project, 2) draft a strict ordinance, 3) look into timeframe for holding hearings and investigate process for a special town meeting.

Alternates: Lockwood indicated George Stolz would like to be appointed as a PB alternate. After brief conversation, Petro made a motion to have the PB add an alternate, but there was no second and no further action taken on the motion. Board members reviewed RSA 673:6, II and felt as an elected PB they could appoint up to five alternates. Pickman suggested the board should decide how many alternates they wish, then consider people who have indicated interest. Petro then made a motion to have two PB alternates in the future, but there was no second and no further action taken on the motion. Questions were raised on language in the RSA, and further research will be needed, including possibly contacting town counsel for clarification.

Master Plan: Kullgren said he had reviewed the 2003 Master Plan and thought it was a well written document. Pickman explained how update process is done, and said Southwest Region Planning Commission (SWRPC) had previously helped with maps, etc. New chapters would need to be written, such as Vision, Wind, and Agriculture. Petro suggested board members could read a chapter at a time and propose changes/updates. He did not advise an entire re-do of the whole document and felt the structure and outline of the current document should be kept.

Move to adjourn by Lockwood, second by Petro, and so voted at 8:26 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on Wednesday, April 15, 2015 at 7:00 p.m. ~