

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
April 6, 2016
MINUTES OF PUBLIC MEETING

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

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

Approval of minutes: Motion by Lockwood to approve the minutes of 03/16/16 as written, seconded by B. Kullgren, Jr. and so voted.

Brief topics:

-Pickman brought up the recent flurry of resignations from three long-time elected town officials and one employee. Willard indicated the Board of Selectmen has never accepted the four resignation letters and they were still pending. Sartell asked questions about specific job duties of the Office Assistant/Planning Board Clerk. After affirmation was confirmed by the Clerk to continue working for the PB, a motion was made by Petro to keep these services, seconded by Bruce Kullgren, Jr., and so voted unanimously.

-Senate Bill 146 requiring towns to allow accessory apartments has been signed into law, and will take effect June of 2017. Pickman stated he reviewed the law and feels Temple is in compliance, but suggested the board should take a second look to make sure. The full text can be accessed at the following link:
http://www.gencourt.state.nh.us/bill_status/billText.aspx?id=52&txtFormat=pdf&v=current

-The Temple Conservation Commission will be sponsoring a presentation by NH-DES on stormwater management on Thursday, April 21st, 2016 at 6:00 p.m. at the Town Hall. Info will be posted on town website.

-Brief conversation about an inquiry from another town for a copy of Temple's "Large Scale Infrastructure..." document that is now part of Temple's Site Plan Review Regulations. Pickman said he had also been contacted and the request to provide an editable copy had been completed.

-Driveway Regulations were brought up and informally discussed. Several board members offered their thoughts on possible revisions, and some issues may require obtaining further information and/or outside opinion. It was agreed the subject will be put on the agenda for more thorough discussion at the next meeting.

Public hearing for Mamone 4-lot subdivision: At 7:30 p.m. Pickman opened the hearing for a proposed subdivision of Map 5 Lot 53 located at 96 Fish Road. Property owner Vince Mamone was present, as was surveyor Bill Kilmer of Sandford Survey and Engineering. Several abutters were also in attendance. Paperwork was presented including a subdivision plat, completed application form, test logs, state subdivisions approval, and a waiver request. Mamone explained he would like to subdivide off two 3+- acre building lots, plus a 3+- acre lot with his existing house. That would leave a remainder lot of 30+- acres where he plans to build a new home for himself and continue with his farming activities. He also expressed an interest in placing a conservation easement on his land, some of which is wetlands. Kilmer explained the plat to the audience, pointing out the existing lot and the potential new lots. He and Mamone responded to questions and comments from abutters, including: driveway locations for new lots to be on Kullgren Road; possible effects

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
April 6, 2016
MINUTES OF PUBLIC MEETING

of construction on abutter's wells; existing drainage/mud issues and lack of maintenance on Kullgren Road; existence of ordinance to control/require driveway culverts; possible easement for existing culvert that comes off Mud Road toward corner of Kullgren Road; neighbor's appreciation for keeping wooded acres intact and possibility of creating tree buffers; how to gain viewing access of final subdivision plan.

The application checklist was reviewed. Kilmer said the test pits had been observed by the town's Health Officer and this information was shown as Note 7 on the plat. Pickman noted the Health Officer's signature would still be needed on the final plat. Kilmer mentioned the Waiver Request presented for waiving the need to provide topography, soils, wetland mapping, and boundary survey for the entirety of the remaining original lot (5-53). *Motion by Sartell to accept the waiver request, second by Lockwood, and so voted.*

Further discussion produced agreement on the following:

- Mamone confirmed the old sheds are to be torn down
- The woods road should be so designated on the plat
- The HSUS easement deed (7787/1497) for the Ann Sargent property (5-34) should be added as an abutter
- Bounds will be set and shown on plat
- Drainage easement on corner should be shown on plat

Motion by Pickman to add a drainage easement for the existing culvert at Mud and Fish Road on lot 5-3-13, second by Lockwood, and so voted.

Motion by Pickman that approval is conditional upon the sheds in the setback area being torn down, second by Lockwood, and so voted.

Motion by Lockwood to approve the subdivision with conditions, second by B. Kullgren, Jr., and so voted.

Hearing ended at 8:20 p.m.

Final plats and Mylars will be submitted to the town, signed by board members, and then recorded at HCRD. Mamone paid all subdivision fees, and will provide two separate checks to cover recording fees.

Move to adjourn by Lockwood, second by Bruce Kullgren, Jr. and so voted at 8:28 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on Wednesday, April 20th, 2016 at 7:00 p.m. ~