

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 1, 2016
MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, George Willard, Ted Sartell, and Allan Pickman

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

Approval of minutes: Motion by Sartell to approve the minutes of 05/18/16 as written, second by Lockwood, and so voted. It was noted there had been one condition requested before final approval, that Tim Fiske have read the minutes and be in agreement, and this was confirmed.

Vince Mamone subdivision: Copies of the final plat needed to be signed to indicate PB approval. Pickman was available but neither the Vice-chair nor Secretary was in attendance. Pickman made a motion to allow Ted Sartell to sign as acting- Secretary, with a second by Willard, but no vote was taken. The RSA's and Subdivision Regulations were consulted to make sure this could be done. It was then noted the town's Health Officer had not yet signed off on the plans. The property owner will be notified to contact Pete Caswell for his review and signature. Once this is accomplished other arrangements will be made to obtain PB signatures and get the plans recorded.

Driveway Regulations: Copies of a letter written by Brian Kullgren describing his views were provided to board members. No action was taken. Pickman stated the board is not ready to finalize anything just yet, and a public hearing would need to be held. He suggested they continue working on making corrections and/or revisions to the document. Discussion ensued about the intent or goal of revising the regulations, with general agreement the board is trying to 'fix' them and not trying to create more regulation. They also agreed they did not wish to throw out the regulations.

One major issue seems to be whether the Road Agent currently has too much discretion in driveway permitting, especially in regard to issuing waivers. One suggested change would be to involve a higher body such as the Board of Selectmen or their agent. Discussion followed on whether the BOS should, or would even want to, be involved in the driveway permitting process, and if so, how to incorporate this process. Willard noted the BOS does have some authority over the Road Agent per RSA's, and perhaps they should take a stronger look at driveways.

Sections I through IV were reviewed. Edits offered by Lockwood were discussed. One topic of discussion involved differences in controlling driveway access onto a town road vs. a state road. State access involves just a curb cut and the entrance onto a state maintained road, while the town currently addresses driveway access onto a public way plus the entire length of the driveway. Some board members would like to see changes made to allow the town to regulate just the first 30 feet of driveway length. Alternatively, factors such as construction, drainage, and safety were mentioned as reasons the town should regulate the entire length of a driveway.

There was further discussion related to use of waivers, including obtaining them in writing, and having the BOS or their agent sign off instead of the Road Agent. Pickman said landowners should have expectations for reasonable use of their land, and some accommodation should be made. He also said if a landowner cannot build a driveway that meets specifications in the Driveway Regulations, the town cannot deny a person the

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 1, 2016
MINUTES OF PUBLIC MEETING

right to build a house on their own land. Lockwood countered that rights to land use should be balanced by the rights of the public to be safe.

There was extended discussion about controlling driveway design, including potential locations as indicated on a state approved septic plan or on a subdivision plan, and possible variation in defining a “best” location. Sartell noted some of the changes being suggested for Driveway Regulations would also require changes to be made to Subdivision Regulations. He suggested the board continue their work on editing the document, then return to a comparison of control of a 30 foot right-of-way vs. the entire length of the driveway.

Pickman will again edit the document to incorporate changes and language clarifications to reflect discussion to date, and send a revised draft to board members before the next meeting. Willard asked about accepting the letter from Brian Kullgren as an addendum to the minutes. After brief discussion there was no consensus, and it was placed on hold.

Move to adjourn by Sartell, second by Lockwood, and so voted at 8:54 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on June 15th, 2016 at 7:00 p.m. ~