

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
June 15, 2016  
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:02 p.m.

Appointment: Anna Meigs came in for a preliminary discussion about subdivision options for property she expects to purchase. The two abutting parcels (9-16 and 9-16-1) total approximately 50 acres. A copy of a 1982 survey map was presented for review. Randy Martin, who owns one of the lots, described features of the land and invited board members to come take a tour of the property.

Meigs explained she would like to buy the two lots, merge them into one, and build a small house for herself. She further explained that she is connected with the nearby Forest Monastery, and may establish several small dwellings (similar to the kutis where the monks live) on her land. She indicated that conservation of open space is important to her, and she would like to place an easement on the remaining balance of the land to restrict future development. Meigs is currently working with Ian McSweeney of the Russell Foundation to facilitate funding for the conservation process. As part of this, she needs to establish a value for the “highest and best units of land”. She would need a statement for a “hypothetical subdivision” that would indicate a maximum build-out of the land to show how many lots could be developed and their market value.

Meigs had reviewed the town’s zoning ordinance and now asked for direction in deciding whether a conventional subdivision or a Planned Residential Development (PRD) might work best for her plans. The board discussed with her the pros and cons of each type. One suggestion was that she take a look at an existing PRD in town vs. a stretch of road that exhibits conventional development consisting of 3-acre lots.

Final recommendations for Meigs included: 1) meet with Randy Martin, 2) have the land surveyed, 3) do a maximum build-out map to assist in appraisal for the Russell Foundation , 4) return to the board as her plans move further along.

Approval of minutes: Motion by Sartell to approve the minutes of 6/1/16 as written, second by Lockwood, and so voted. Reference was made to a letter written by Brian Kullgren offering his opinion about the revision of Driveway Regulations. Kullgren had initially submitted the letter at the previous meeting and asked that it become an addendum to the minutes of 6/1/16. No action had been taken at that time. Kullgren made the request a second time, and board members briefly discussed legal and objective aspects of someone submitting a document to be added to official meeting minutes. Board members again declined to take action, as they wished to have Kullgren present to discuss the content of his letter. Motion by Petro to wait until Brian Kullgren is in attendance at a meeting, second by Bruce Kullgren, Jr., and voted five in favor with Lockwood opposed.

Vince Mamone subdivision: Mamone explained the plat had needed two changes as requested by Health Officer Pete Caswell, one being delineation of a well radius and the other a location of a septic test pit. The revised plats were available, and after brief discussion the board signed off on them, knowing that Caswell’s signature still needs to be obtained. Mamone will contact Caswell, and also provide two checks to cover recording fees. Once signed, Pickman will then take the Mylar to be recorded at HCRD.

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New Ipswich subdivision: Willard spoke of a proposal for a large subdivision in New Ipswich that would border the town line with Temple with potential implications of affecting the status of Moran Road. The developers were scheduled to meet with the Temple BOS the preceding evening, but had cancelled the appointment. Pickman provided a history of previous attempts to develop that area, and possible impacts on Temple. Questions were asked about the legal ramifications of a development in one town forcing road improvement in an abutting town. One or more board members will attend meetings in New Ipswich to gather more information and stay informed.

Other business: Regarding a summer meeting schedule, it was agreed to hold meetings on July 20<sup>th</sup> and August 17<sup>th</sup>. Accommodation for additional meeting dates will be made if necessary.

Move to adjourn by Petro, second by Lockwood, and so voted at 8:29 p.m.

Minutes submitted by Betsy Perry

*~ Next regular meeting to be held on July 20<sup>th</sup>, 2016 at 7:00 p.m. ~*