

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 17, 2015
MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Randy Martin, Tedd Petro, Ted Sartell, and Allan Pickman

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

Approval of minutes: Motion by Petro to approve the minutes of 6/3/15 as amended, second by Lockwood, and so voted.

Application for a two-lot minor subdivision: Property owner Andrew Krook and surveyor Wendy Pelletier presented an application and a 2-page plat for a subdivision of Map 6A Lot 21 into two lots. Pelletier asked the board to waive a preliminary hearing and accept the application at this meeting. Board members reviewed the paperwork and noted the location of the well, septic, and perc tests. Pelletier confirmed the perc tests had been viewed by the town's health officer, Pete Caswell. She was informed that Caswell will also need to stamp his approval of the septic system before the plat is recorded, and board approval of the subdivision would be contingent upon obtaining his signature. Pelletier asked about Caswell having stated the well needs to be located 25' from the driveway; board members were unfamiliar with this requirement.

Driveway access was reviewed. The property has frontage on both NH Route 45 and Memorial Highway, with the plat indicating driveway access off Memorial Drive while the required road frontage for the lot is measured along Route 45. Further discussion followed about the location, width and sight distance of the proposed driveway. The applicant was informed that a driveway permit must be obtained from the town's road agent; Pelletier will contact Tim Fiske. The plat was noted to be missing a graphic scale and this will be added. The board decided to hold the public hearing at the next regularly scheduled meeting on Wednesday, July 15th. Petro moved to accept the application, second by Martin, and so voted. A hearing notice will be published and abutter notifications mailed out.

Master Plan update: Petro explained the status of his work revising the Police Department and Ambulance Service information, and passed out copies of his updated text. Suggestions for additional details to include were the mutual aid agreement, dispatch service, and a list of PD equipment. Petro noted the co-operative agreement between the two towns is voted on every few years, and the ratio breakdown of assessing cost percentages may change at that time. Petro offered to talk to Linda at the Post Office about the status and changes there.

Lockwood suggested a new approach to updating the Master Plan, by working in phases, then holding a public hearing, instead of trying to get the document all updated at once. She also said Carol Ogilvie has indicated she would come talk to the board informally about the update process.

Sartell talked about obtaining agricultural data and said he has learned the USDA/National Agriculture Statistic Service (NASS) may be helpful. He said the county does not have data by town, but he found out he can request ag data via the town's zip code through NASS at no charge. However, there may be a delay of up to five months in getting the data. Sartell also mentioned the existence of a NH agricultural census through NASS, which presents statistics by county or state. Sartell will pursue obtaining and evaluation of ag data. Martin noted the UNH Extension Service and the Current Use program could also be sources of statistics for determining land types. There was brief discussion about the Jeta Grove/Forest Monastery situation and possible changes in the current use status of their property.

SWRPC: Lockwood stated she had recently attended the Southwest Region Planning Commission (SWRPC) annual meeting/dinner. She said the speaker from the NH Center of Policy Studies presented a future scenario of a graying population in the state with related consequences (can view at NHPolicy.org). Lockwood also informed the board she is now officially a commissioner and the board's representative to SWRPC.

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Request for possible Site Plan Review: The board discussed a request by the Board of Selectmen to determine if the Marsh property on West Road (map 7A lot 13) should undergo Site Plan Review (SPR). Previously the Selectmen had decided that a home business described by the property owners met the requirements of the Home Business III category under the town's Zoning Ordinance. They now questioned if SPR might be warranted. Pickman described the home business as an owner-operator trucking business with one tractor. There is also an ongoing hobby that involves antique tractors and parts stored in several trailers/boxes on the property. He asked the board to consider if SPR is warranted in this instance. He also said the board could decide to waive it, or proceed and view the property before making a decision. The following topics were mentioned/discussed:

- A brief history of types of home occupations within zoning
- Trucking companies are usually considered commercial and fall under Federal and State regulations
- Home businesses are typically overseen and enforced by the Selectmen
- The town has a history of allowing contractors to have equipment and vehicles at home, and if this aspect should change then existing businesses would be grandfathered
- Concern of having a heavy duty business (i.e. trucking company) established within a quiet residential area
- Agriculture should not be involved in this discussion
- Should property size be considered?
- There is currently no permitting process for home occupations
- Size of business - if a one-truck business is allowed, could it grow and become a problem?
- Under the terms of Home Occupations III this would be a legal business
- Could the multiple trailers used to store the hobby equipment fall under the definition of a junkyard if they are not registered?
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Pickman reviewed Site Plan Review criteria in zoning and under RSA 674:43 I, and the board agreed the home business III as granted by the Selectmen did not qualify for SPR.

Motion by Pickman to draft a letter to the selectmen indicating the planning board feels SPR is not necessary, where no new construction is proposed and the property does not qualify as "non-residential or multi-family". Petro seconded the motion, and the vote was four in favor, with Lockwood abstaining.

Court decision re: agritourism: Brief discussion regarding a recent NH Supreme Court ruling against a Henniker farmer who wanted to hold weddings on his tree farm as an adjunct agricultural use. Sartell said he read the decision and feels the judges made the right call. He said he feels the decision is not an attack on agriculture. Sartell also indicated the NH Farm Bureau's position is one of caution. Lockwood stated that any agritourism uses should have a legitimate connection, such as farm-to-food.

Move to adjourn by Petro, second by Pickman, and so voted at 8:46 p.m.

Minutes submitted by Betsy Perry

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