

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
July 15, 2015  
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:03 p.m.

Approval of minutes: Motion by Petro to approve the minutes of 6/17/15 as amended, second by Lockwood, and so voted.

Master Plan update: Petro provided revised Ambulance information, and also offered to work on updating the Town Hall text. Sartell explained his research into gathering agricultural data using the NASS website. An audience member commented that this type of data might be helpful for pipeline opponents to highlight the number of farms and agriculture in the area.

Pipeline: It is anticipated George Stolz will come before the board soon to present a draft ordinance he has been developing. Pickman noted there are time constraints for the PB to review the ordinance and then hold a public hearing to present it to residents. Lockwood offered to contact Stolz.

Public Hearing for Krook minor subdivision: At 7:30 p.m. Pickman opened the hearing for a proposed 2-lot subdivision of Map 6A Lot 21. An application had been previously submitted and accepted on 7/15/15. Surveyor Wendy Pelletier displayed a revised plat and explained details of the plan. She stated she had consulted with both road agent Tim Fiske and health officer Pete Caswell. Discussion followed about several topics, with comments and questions from board members and abutters. Responses were provided by both Pelletier and Krook.

Driveway: There was concern about placement and sight distance. Pelletier said road agent Tim Fiske had approved the location of the driveway. Several people commented about that stretch of Memorial Highway being narrow and hilly, with trees and rocky roadside banks affecting visibility. Krook said the road agent was willing to clear trees along the road edge coming down the hill. Krook thought the roadside banks could be improved by some removal of earth and rocks.

Well: There was a question about the 75' protective well radius being shown as going completely across the roadway to an abutting lot; Pelletier said this is allowed. When questioned further about the location of the well and consideration of possible contamination, Pelletier indicated that Caswell had placed the well location when he was there doing test pit inspections. Krook said Caswell told him the well had to be within 30' of the driveway, but no one else present had ever heard of that requirement. Pickman commented the plat shows a well and a septic system that indicate a buildable lot, and the placement shown is not necessarily where they will be placed. Lockwood noted there are wetlands further back in the property and there is not much room to juggle.

Septic: A question was asked about the proximity of the septic system near the driveway. Pelletier responded this was related to the approximate location of the house up in front. Lockwood commented there needs to be consideration of the nearby ledge and quarry area. Lockwood also questioned if the protective well radius could go under the road. Pelletier responded that by law it can overlap into public lands, i.e. a public road, and she was told by the septic designer to place it there. She also reminded the board the plan was approved by the state.

Setbacks: Clarification was requested about an area showing as 100' wide on the plat bounded by 35' property line setbacks along each side. Pelletier allowed this would create a 30' buildable area, but that a house can go anywhere on the lot and the well could be moved. An abutter expressed worry about possible contamination of nearby Temple Brook and his own well. Pickman again stated the subdivision as shown meets current regulations.

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*Soils data:* Pickman asked about soils data and was referred to the 2-sheet plan previously submitted, which was reviewed.

*Drainage:* Lockwood asked about potential drainage problems that could be created by the new lot. Pickman advised this could not be addressed at this time as it was not part of the subdivision process.

The application checklist was reviewed, and then Pickman asked for any other comments or questions. Lockwood reiterated she was not happy with the well radius situation, even though state subdivision approval had been obtained. It was noted that health officer Caswell must sign off at least one copy of the plat and Mylar before recording. Lockwood asked if approval could be conditional upon some trees being removed to help the sight line. Pickman felt this had already been addressed by the road agent to an extent, and a formal condition was not needed. Petro asked about a note or statement to that effect on the plat. It was finally agreed the documentation in the minutes would be sufficient.

Pickman was asked about possible protection for the town regarding a potential for well contamination due to the placement of the well radius going under the road. Pickman stated this could not be part of the approval, that there is always some kind of liability present in any situation, and if the plan meets regulations it must be approved. Since the plan has state subdivision approval, the board would have to actually change subdivision regulations. An abutter asked if the town could ask the state to make sure there was not an oversight, to which Pickman responded that the state will come out and verify the well and septic when these systems are installed. Pickman told the board they cannot second-guess state approval and must assume the plan meets regulations and approve the design with the well and septic locations shown on the plat.

Motion by Pickman to approve the plan conditional upon receiving paper and Mylar copies signed by surveyor and health officer. Petro seconded the motion. Pickman asked for any further discussion, and none was forthcoming. Pickman asked for a vote, with Petro, Sartell and Pickman in favor, Lockwood opposed, and Willard abstaining as an abutter. Motion passed. A check covering the town's invoice for subdivision fees was paid.

Move to adjourn by Petro, second by Sartell, and so voted at 8:19 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on Wednesday, August 19, 2015 at 7:00 p.m. ~