

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
August 19, 2015
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:07 p.m.

Appointment – Vince Mamone: A sketch of a conceptual plan for a minor 2-lot subdivision of Map 5 Lot 53 was presented. The current lot is composed of 38.6 acres, and the plan would create one lot of 12-14 acres containing the existing residence, and a second lot of 24-26 acres where Mamone would like to build a new home. He noted both lots would have plenty of road frontage, and the smaller lot could be further subdivided which might be a selling point. One new driveway would need to be created. Further discussion included topography and features of the land, and consideration of maximizing Current Use status. Board members felt the plan was reasonable, and advised Mamone on the next steps in the subdivision process. Mamone will look into having a survey done and having test pits dug.

Mazza lot line adjustment: Rob Degan from Monadnock Survey presented a plan for a lot line adjustment between lots 8-40 and 8-40-1. Board members were familiar with the properties and the reason for the change. Questions were asked about the location and distances of the existing well and septic system. Pickman asked if an actual survey had been done. Degan said the plan was tied to the 2006 Meridian survey, plus boundaries and measurements were checked to establish that everything was correct. The application checklist was reviewed. Pickman made a motion to waive the requirement for water courses to be shown on the plat, second by Petro, and so voted. Petro made a motion to approve the lot line adjustment, second by Lockwood, and so voted. Mylars were signed and will be recorded at HCRD by Pickman.

Approval of minutes: Motion by Petro to approve the minutes of 7/15/15 as written, second by Pickman, and so voted.

Master Plan update: Lockwood presented a written statement containing information about the Temple Drama Club to be considered for inclusion into the Master Plan revision, and board members were supportive.

Krook subdivision: An unresolved problem with getting the Health Officer's signature on the plat was discussed. Approval of the plan had been conditional upon obtaining this. The surveyor will be notified and asked to contact the H.O. directly to resolve the issue.

Pipeline: Paperwork has been received from AECOM, who is working on behalf of Tennessee Gas Pipeline on the Northeast Energy Direct (NED) gas pipeline project to obtain environmental information from the town. The board was informed that Southwest Region Planning Commission (SWRPC) has previously been authorized by the town's Board of Selectmen to do this, and is already compiling data. The board did not feel there is a need to duplicate the effort, although they would like to see the report of AECOM's findings. George Stolz will be contacted regarding his work on a draft ordinance, and hopefully be able to come in to the next PB meeting.

Other business:

- Sartell asked if the board is going to work on changes to the town's sign ordinance; Willard said he might have some information to provide. No further action taken.
- Reminder to obtain a table in the usual spot for the Harvest Festival.

Move to adjourn by Petro, second by Martin, and so voted at 8:22 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on Wednesday, September 2, 2015 at 7:00 p.m. ~