

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
September 24, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Randy Martin, Mary Beth Ayvazian, Rose Lowry, John Kieleley, Allan Pickman, and Tedd Petro

Call to order by Lowry at 7:30 p.m.

Approval of minutes: Motion by Petro to approve the minutes of 9/3/14 as written, second by Lockwood, and so voted.

Agriculture: Brief discussion about how to approach agriculture/farming, and specifically agritourism and how to regulate it to offer protection to abutters and neighbors. Other towns in the area are exploring this topic, and Peterborough already has an ordinance plus application for non-traditional types of events held at farms, i.e. weddings. One suggestion was to create an agricultural commission to do research and make recommendations. Kieleley referred to a previously mailed out list of questions/thoughts for board members to consider. He urged the board to move ahead in this process without delay and indicated agriculture is wide open within Temple's zoning. One suggestion for a possible simple change was to classify agriculture as not being exempt from Site Plan Review, then follow up with a specific Site Plan Review process for agriculture. Petro mentioned that a previous attempt to do this had failed by a town vote, although that was through a petition process. It was suggested the board move forward with crafting a zoning proposal that would change agriculture to become subject to Site Plan Review. Forums and public hearings would hopefully get a cross section of residents to come talk about it. Another suggestion came from audience member Elizabeth Wood, who said the agriculture issue is statewide, and literature and state guidance is available. She said UNH offers a guide to Best Management Practices (BMP's), and advised it is possible to regulate through complaint-based enforcement. Ayvazian and Lockwood agreed to work on establishing a definition of agriculture.

Site Plan Review for Old Brick School: At 7:45 p.m. Lowry opened the public hearing to consider an application for Site Plan Review (SPR) for the Old Brick School building. Residents, abutters, and board members had previous opportunity to review the plans and the plat prior to the meeting. Several abutters were present, as were the property owners, Howard Shafman and Randy Santos, and their representative, Elizabeth Wood, AICP. Lowry referenced the 7/24/14 decision of the Zoning Board of Adjustment (ZBA) for a variance which would allow conversion of the building into three apartments, subject to five conditions. She noted the language in the variance states the building is located "in the Village and Historic Preservation District", and it was felt this statement might not be correct. The board proceeded to review the 9/14/14 letter from the owners, which served as the formal application. There was considerable discussion about **landscaping, flowers, trees, and shrubs**. The board felt there was not enough detail regarding type, size and location of plantings. They decided they would like more information, and requested at a minimum 1) the use of native, non-invasive species, and 2) areas be designated as "decorative planting areas" on the plat. Regarding **evergreen buffers/screening**, the board 1) asked the abutters how they felt, 2) requested the plat be revised to scale, to show entire lot and including all buildings within 200' of each lot line as required in the regulations, 3) would like details of location, size and species, 4) wants to ensure effective screening for dumpster, Forrest's property and road. There was discussion about the **dumpster** and it was noted the plat indicates a recycle type to be buffered with evergreens. With regard to **lighting**, the board 1) referenced the town's Dark Skies ordinance, 2) acknowledged abutter Ken Carpenter's concerns about lighting issues, 3) encouraged the use of motion sensor lights, and 4) discussed how the flagpole might be lit. The plat showed a gravel driveway and parking area, and the issue of **parking** led to review of the current design that showed 7 spaces for residents and 5 spaces for guests. Discussion followed about how many spaces were necessary and the best layout. A compromise on guest parking was reached, with a motion by Lockwood to reduce the number of guest parking from 5 to 4 spaces, second by Kieleley, and so voted. It was agreed the parking lot should be safe, environmentally friendly, and have adequate screening. It was noted there are no planned changes for the **lawn** areas and they will be kept up. Potential uses of the separate **kindergarten building** were reviewed, with the owners indicating possible use as a storage area, and even being remodeled into three carriage bays (which would require further ZBA involvement).

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The board next reviewed the document entitled "Site Plan Application Submittal", and acted upon several requests by the owners for **waivers** in certain sections:

- A.3. Motion by Kieley to waive the need for Mylars, second by Petro, and so voted.
- A.5. Motion by Kieley to waive a new survey, second by Petro, and so voted.
- A.7. Motion by Kieley to waive topographic contours, second by Ayzasian, and so voted.
- B.1. Motion by Ayzasian to waive topographic contours and grades, second by Petro, and so voted.
- B.2. Motion by Pickman to waive, second by Ayzasian, and so voted.
- B.4. deemed N/A
- B.6. deemed N/A

Section 5.G. brought forth discussion about the "big dead tree". Shafman stated he likes the old tree and plans on trimming it to see if it can be salvaged, and if unsuccessful he will have it removed.

Section 5.J. will have the last line in the response deleted.

Section 5.K. about water and sewer was deemed not to be under the purview of the Planning Board.

Section 5.L. will have the response regarding the number of parking spaces modified.

Abutter Ken Carpenter asked about a water problem in the basement of the school building, and was told this has been studied and will be fixed.

Abutter Randy Burnham asked if the septic system should require a 1,500 gallon tank, and was told the property owner and the state would address this as part of meeting state regulations.

Lowry stated the board had reviewed the application that was submitted, and will need a complete application. She said this hearing would be closed, and a second hearing will be needed for the board to vote to accept or deny the application. There was discussion about the timing necessary to properly notice the next public hearing. Motion by Petro to go with a date of Wednesday, October 22nd for the second public hearing, second by Lockwood, and so voted. There will be no regular meetings on October 1st or 15th.

Lowry closed the hearing at 9:39 p.m. and thanked everyone for attending.

Lockwood suggested contacting the ZBA to correct the district notation in their decision of 7/24/14.

Note: this was later researched and found to indeed be correct; no need for change.

Motion by Petro to adjourn the meeting, second by Martin, and so voted at 9:43 p.m.

Minutes submitted by Betsy Perry

~ Next meeting to be held on October 22, 2014 ~