

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
October 19, 2016
MINUTES OF PUBLIC MEETING

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

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

Appointment re: proposed subdivision: Surveyor David O'Hara presented a preliminary survey plat for Map 8 Lot 20 on behalf of clients Robert and Terri Davis. Realtor Heather Peterson was also present. O'Hara explained the property is currently composed of 47.03 acres with one existing residence. The proposal would leave the current house with 19.78 acres and create five new building lots ranging in size from 3.5 to 7.9 acres. All lots would have the minimum size and road frontage mandated by town zoning. O'Hara said no test pits have been done yet or any wetlands flagging. Board members reviewed the plat and asked questions. O'Hara indicated one lot is problematic because the required 250' square overlaps onto an abutting lot, and this require going before the Zoning Board of Adjustment (ZBA). Pickman, who is familiar with the area, questioned whether this lot was buildable due to wetlands and steep slopes. There was discussion about whether a road creates a subdivision, and about the existence of a large pond/bog in the area. Lockwood suggested the board conduct a site walk.

When asked about the status of ownership of the property, Robert Davis said he is acting as the administrator of his sister's estate and as executor of his mother's estate. He also indicated there are existing liens on the property. Peterson commented that keeping most of the main house and land the same would maintain the old time feel of the neighborhood. O'Hara stated there is still more surveying to be done as well as the wetlands mapping. Pickman suggested they return to the PB for one more informal session, then move on to the formal application, abutter notification and public hearing stage. O'Hara will contact the office to set up a second appointment when he is ready.

Approval of minutes: Motion by Kullgren to approve the minutes of 9/21/16 as written, second by Lockwood, and so voted.

Letter from Marty Connolly: Copies of a letter from Connolly dated 10/18/16 were passed out. He had dropped off the original copy at the town offices earlier in the day. He had said at that time he would attend the meeting to explain everything, but was not in attendance. In the letter Connolly indicated his farm is continuing to grow and expand and he listed current products and activities, as well as some planned for the future. Connolly wrote that all aspects of the farm are important to keep it viable into the future and remain a community asset. Discussion followed about the content of the letter, with some board members recommending a response and others feeling one is not necessary. The following topics elicited discussion: addition of a commercial kitchen; farm stays and guest cottages needing to go before the Board of Selectmen; logging activities needing an Intent to Cut permit; under agritourism not all activities have to be allowed; current state legislation regarding agritourism should be monitored and researched; clarifying at what point agriculture turns commercial; consideration of Site Plan Review for ag; need to update definitions in town Zoning Ordinance.

Driveway Regulations: Further action tabled until next meeting.

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Possible zoning changes: Lockwood mentioned recent legislation regarding Accessory Dwelling Units (ADU's) and suggested the board consider requiring a Conditional Use Permit or Special Exception when a Building Permit is obtained to build an ADU. She also will send out notes from a meeting with Lisa Murphy at SWRPC. Lockwood also noted the town's Master Plan is in need of a Vision Statement, which is required by law, and suggested the board develop one.

Other business:

Move to adjourn by Lockwood, second by Sartell, and so voted at 8:04 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on November 2nd, 2016 at 7:00 p.m. ~