

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
October 22, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, John Kieley, Allan Pickman, and Rose Lowry

Call to order by Lowry at 7:49 p.m.

Site Plan Review for Old Brick School: At 7:49 p.m. Lowry opened the public hearing to act upon an application to consider renovation of the existing building on Map 7A Lot 17 to a multi-family use. The property owners, Howard Shafman and Randy Santos, and their project representative, Elizabeth Wood, AICP were present, as were a couple of abutters. The board began a review of revised paperwork submissions, with discussion about the following documents and any decisions/changes noted as follows:

“Response to 9/24/14 Planning Board Comments”

#2- correct landscape date to 10/21/14 and clarify plan name as Terrain landscape plan.

#5- deemed not necessary.

Motion by Kieley to waive the requirement for Elevation Drawing of Trees, second by Lockwood, and so voted.

#8- revise plan to illustrate corner of Forrest residence to meet requirement to display all buildings within 200’ of lot line – *approval contingent upon this change*.

#9- clarify that all outdoor lighting will be motion sensor, with exception of flagpole.

#14- list of waivers granted needs to be complete and match PB minutes of 9/24/14.

“Proposal”

Third paragraph should refer to the list of plants on plan; would like indication of size/height of plants/trees instead of nursery standards; brushy thicket along stone wall near boundary with Forrest residence shall be maintained and a note added on plat “Existing screening to be maintained”.

“Response to 8/27/14 Planning Board Questions and Concerns (Revised per 9/24/14 Planning Board Comments)”

#6- In first paragraph, second sentence, remove the words “Parking lot” at beginning so sentence begins with “Lighting...”.

In first paragraph, last sentence, after “Furthermore, all lighting...”, remove the words “for walkway”.

“Site Plan Application Submittal”

Previously waived items were mentioned,

In several sentences throughout, the word “Variance” shall be corrected to “Waiver”.

Section 4

#A.8- corner of Forrest house to be shown on plan.

#B.5- add note re: maintaining of north wall screening.

Section 5

#C.- In response, remove reference to Elementary School and Yoga School, and after “previous use” add “and will be consistent with vehicular traffic in area”.

Revise plan to show a change in driveway entrance - angle to be squared off and stop sign put in - per verbal agreement with H. Shafman.

#G.- in second paragraph remove first sentence “No soil removal is proposed”.

#L.- add reference to plan.

#N.- H. Shafman agreed to talk to Road Agent, Tim Fiske, regarding alteration of driveway entrance.

In response, delete second sentence “All required driveway permits will be obtained.”

Review of application was completed at 8:55 p.m.

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Motion by Lockwood to accept the application, subject to changes, with a second by Pickman, and so voted.

The hearing was continued to the next meeting on Wednesday, November 5, 2014 at 7:45 p.m.

The abutters in attendance stated they were satisfied with the new plan.

Lowry brought up the septic system, with Wood stating there was conditional approval regarding the septic. Pickman stated the Board of Selectmen should not issue a Building Permit until a septic plan was approved by the town's Health Officer.

Kieley asked about recording the final Site Plan Review plan, as it may be needed for a future title search. Pickman noted that recording would require a Mylar plus a surveyor stamp, but stated the board could record a letter. The board agreed that upon approval they will write a letter to the applicant with reference to the Site Plan Review plan, application and drawing. Lockwood also suggested the variance obtained from the Zoning Board of Adjustment be recorded.

Approval of minutes: Motion by Kieley to approve the minutes of 9/24/14 as amended, second by Lockwood, and so voted.

Brief mention of timing/dates to submit petition warrant articles to amend zoning.

Brief mention of agriculture/farm issues in Peterborough, and a related NH Municipal Association lecture in November at the NHMA annual conference.

Motion by Kieley to adjourn the meeting, second by Lockwood, and so voted at 9:27 p.m.

Minutes submitted by Betsy Perry

~ Next meeting to be held on Wednesday, November 5, 2014 ~