

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
November 19, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: Mary Beth Ayvazian, Allan Pickman, Tedd Petro, and John Kieley

Call to order by Pickman at 7:34 p.m.

Mazza property: Mark and Holly Martin, representing property owners Herta Mazza and Chet Mazza, came in seeking information on behalf of a surveyor that is working with the family. Several specific questions were asked that would help create a cost estimate for services regarding subdivision of two lots and a lot line adjustment. General discussion involved acreage, setbacks, road frontage, land characteristics, septic systems, test pits, and wells. There were concerns expressed by board members about a single well servicing several residences plus a business, as this might qualify as a public water supply and would then need testing, etc. The board urged the family to speak with Pete Caswell, who is the town's health officer, to obtain information on town and state regulations as well as his knowledge of the particular properties involved. Research on septic and well issues will also be done by the board. Specific questions and answers:

1. *Can he (the surveyor) survey just the new lots instead of the boundary line of the entire property?*
Pickman stated this has been allowed in the past, and acknowledged a fairly recent survey of the Mazza land. Motion by Pickman to waive the need to survey the perimeter of the entire remainder parcels, second by Petro, and so voted.
2. *Is a topographic survey on new lot required?*
On the subdivided part and a bit beyond; reference to existing stream and steep slopes; should show area of 3 acres plus allowance to stream to help get a sense of terrain.
3. *Can vertical datum be on an assumed official datum?*
Yes; should be benchmarks available around town; useful for GIS mapping.
4. *Soil map for new lots?*
These can be pulled off county soil surveys.
5. *What type?*
Pull off county survey.
6. *Test pits needed on new lots?*
Probably, but should talk to Pete Caswell for specifics.

Approval of minutes: Motion by Kieley to approve the minutes of 11/5/14 as amended, second by Ayvazian, and so voted.

Old Brick Schoolhouse: The final version of Site Plan Review documents has been received, with the exception of a full size Landscape Plan, and will be forwarded to board members. A draft copy of a letter from the Planning Board confirming Site Plan Review approval was reviewed. A final version will be signed by Pickman and recorded at Hillsborough County Registry of Deeds to aid in any future title search on the property.

Motion by Kieley to approve the letter as written, second by Ayvazian, and so voted.

Change in Officers: Motion by Kieley to elevate Pickman to the position of Chair, second by Petro, and so voted. Petro then suggested Lockwood be asked to consider becoming Vice Chair.

Motion by Petro to accept with regret Rose Lowry's resignation from the board, second by Kieley, and so voted.

Budget for 2015: The 2014 budget and expenditures were reviewed. Pickman said 2015 should be a quiet year, but work on the Master Plan might require extra money. After brief discussion it was decided to request the same budget as last year. Kieley stated the Board of Selectmen would also be taking a look at the PB budget.

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Agriculture: Kieley said he had recently attended a New Hampshire Municipal Association seminar on agriculture, and had obtained printed materials and made one good contact. He had asked a question about how municipalities could support agriculture but protect abutters, and was told by the NH Commissioner of Agriculture to consider "site plan review - light". It appears towns are currently following state definitions when dealing with the subject of agriculture.

Sign Ordinance: Pickman said the Milford town website has a 25-page sign ordinance section in their Zoning Ordinance. He indicated it is very detailed and thorough and suggested board members take a look at it. Discussion followed about what might be able to be regulated as well as how to handle complaints about signage. Pickman suggested the Selectmen might want to come in and talk to the Planning Board about considering possible changes to the Temple sign ordinance.

Motion by Ayvazian to adjourn the meeting, second by Kieley, and so voted at 8:35 p.m.

Minutes submitted by Betsy Perry

~ Next meeting to be held on Wednesday, December 3, 2014 ~