

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
December 7, 2016
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:02 p.m.

Approval of minutes: Motion by Lockwood to approve the minutes of 11/16/16 as written, second by Petro, and so voted.

Davis property subdivision: Robert and Terri Davis, Heather Peterson, and David O'Hara came in with a revised plat showing topography with wetlands, contours, etc. Topics of discussion included: lot 8-20-1 does not meet current Subdivision Regulations and one possible option would be going to the Zoning Board of Adjustment (ZBA); concern about abutting lot 8-17-2 that would appear to be landlocked and a question of whether the lane behind it is a class VI town road; verification in writing from the Davis family attorney regarding legal standing to subdivide and convey property despite estate issues; discussion of wetlands delineation and setbacks. The applicants will decide on whether to approach the ZBA and let the PB know of their decision.

Master Plan Update: Lisa Murphy from Southwest Region Planning Commission (SWRPC) was present to talk with board members about how to approach updating the Master Plan. Murphy showed a copy of a Master Plan from the Town of Greenfield that is currently being revised. She advocated undertaking a few chapters at a time rather than trying to revise the whole document at once. A Vision Statement is necessary and needs to be carefully crafted. Data needs to be updated, and there was discussion on how and where current data is obtained, to include government census and databases plus local input and surveys. Murphy advised a town's Master Plan should be a source of information for many different boards, and not just be considered a planning document. She indicated the two chapters covering "Population and Housing" and "Economic Environment" would be a big undertaking, with lots of information plus the use of maps. If SWRPC is hired to help with these two chapters, a third chapter covering "Transportation" would be updated for free. The cost for this work was estimated by Murphy to be around \$4,500. After further discussion, Sartell made a motion to request money in the budget to cover this work, seconded by Lockwood, and so voted. Murphy will draft an estimate in writing, which will be forwarded to the Selectmen and the Budget Advisory Committee. Petro told Murphy they won't know for sure if the funds are approved until town meeting in March.

Driveway Regulations: Pickman said he had completed the edits but board members had not yet reviewed the information. Action was tabled until the next meeting. Road Agent Tim Fiske was present and said he is okay with whatever changes the board decides to make.

Accessory Dwelling Units (ADU's): Discussion about the timeline to put forth a zoning amendment to make sure the existing language conforms to the new RSA that goes into effect in 2017. Pickman described the changes he had made to the zoning language, and how to explain these to voters at the hearing. Petro and Sartell indicated they felt only the absolute minimum changes should be made to bring the ordinance into compliance. Lockwood disagreed and thought this would be a good opportunity to expand the ordinance, and suggested a Conditional Use Permit process be added. Sartell said he did not support adding more controls, and Petro agreed. Sartell made a motion that this edit be the first draft, second by Petro, and so voted with four members in favor and Lockwood abstaining.

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Move to adjourn by Petro, second by Sartell, and so voted at 8:55 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on December 21, 2016 at 7:00 p.m. ~