

**TOWN OF
TEMPLE, NEW HAMPSHIRE**

MINUTES OF PUBLIC HEARING

ZONING BOARD OF ADJUSTMENT

Meeting held on the 6th day of July 2000

Board members present: D. Kraemer, C. Martin, P. Quinn, W. Philips, D. Fonda

Call to Order by D. Kraemer at 7:33 p. m.

Approval of Prior Minutes: Motion made by
Seconded by subject to the following amendment(s):

Voted unanimous to Approve Disapprove

Regular Business

1. Subject: 7:33 p.m. Hearing regarding the Richard Messina appeals, #1 an Appeal from an administrative decision that the cabins are seasonal and transitory. #2 an appeal from the ZBA decision to deny a variance and special exception under Article VII section 1:3. Present was Richard Messina, appellant and abutters, Donald Andersen, Terry Stark and Debbie Stark. Mr. Kraemer informed Mr. Messina that the ZBA had not been able to meet with the Town Attorney until one week prior to this meeting. At that time the Board had received advice from the attorney that on an appeal the abutters had to be officially notified. The time frame did not allow for proper notification of the abutters, so the Board would need to hold a hearing for the appeal at the August 3, 2000 meeting. Mr. Messina requested that the hearing be held at the September 7, 2000 meeting as he, Messina, will be out of town in August. An adjournment on the application for physical expansion of the cabins under Article VII section 2 item 3, was continued to September 7, 2000 as a decision cannot be made on this application until the appeal from administrative decision has completed. Messina hearing adjourned at 7:38 p.m.

2. Subject: 7:39 p.m. Hearing on the application for a Special Exception for a Commercial Enterprise under Article IV Section 13 by Robert and Isabella McDaniel to operate an Indoor Horse Arena. Colleen Martin recused herself from the Board as an abutter. Present was Isabella McDaniel, abutters present: Colleen Martin. Other interested parties present were Donald Andersen, Nancy Moore, Patty Ellis, and Charlie Howland. Applicant presented her case by presenting a written proposal and a letter from the abutters Randall and Colleen Martin. Mrs. McDaniel stated that the parking area would be ample and have a gravel surface. Mr. Quinn asked if the parking would be set 55' back from the lot

**MINUTES OF THE PUBLIC HEARING CONTINUED
ON THE 6th DAY OF July 2000**

2. Subject: (cont.) lines as required. Mrs. McDaniel replied that there would be parking sufficient for a trailer or two, and they would use the existing parking areas as well. The new parking area will have two entrances, and the parking area would be the required setback. Mrs. McDaniel went on to explain that this arena would allow them to make better use of their existing facilities by providing an area for winter use and by allowing space to "train" the trainers. Mrs. McDaniel ended by stating that she thought they met all of the criteria for a special exception. Mr. Kraemer asked if there was any opposition. There was no opposition stated. Mr. Kraemer then asked if any other person would like to comment. Deb. Harling, the Town's Administrative Assistant, presented a letter received by the Selectmen's office from Lorraine Stockwell endorsing the application. Charlie Howland stated that he thought it was a wonderful project. Colleen Martin endorsed the project. Patty Ellis informed the board that she has a handicapped son who has benefited from the programs at the Pony Farm. Nancy Moore stated that this use would be an asset to the community. Donald Andersen stated that he saw no problems with the proposed use. Mr. Quinn asked what the days and hours of operation would be. Mrs. McDaniel did not foresee any expansion of hours. McDaniel stated that the main purpose was to provide a training area to teach people how to train ponies. The traffic would not be much more than there is presently. Quinn then asked McDaniel to characterize the activities. McDaniel explained that there would be riding lessons, pony training and an "instructor" training school. The adult lessons would be for instructor training and the number should not be more than six at a time. Quinn then mentioned the provision regarding the one-year time limit for starting the operation and also asked if there was any residential component. McDaniel stated there is no residential component and they are prepared to start construction as soon as all the necessary permits are in place. Mr. Kraemer asked if there would be any evening hours. McDaniel stated no, they are not trying to become a large operation. Ian McDaniel, who accompanied his mother, stated that his mother did not like big things. Kraemer asked if any other board members had questions. Mr. Philips asked for a clarification of who the abutters are. McDaniel stated Randall and Colleen Martin. Kraemer called for a vote and Philips called for a point of order. Philips suggested attaching the conditions that the driveways be no more than 32' wide and the parking area be 55' from the lot lines. Quinn suggested that the decision condition be stated that the permitted use shall at all times be in full compliance with all requirements set forth in Article IV, Section 13. Kraemer called for a vote with Mr. Quinn's condition, four in favor, none opposed. Hearing closed at 8:09 p.m.

**MINUTES OF THE PUBLIC HEARING CONTINUED
ON THE 6th DAY OF July 2000**

3. Subject: 8:10 p.m. Mr. Philips reminded the board that decisions need to be Posted within 72 hours. Mr. Philips then suggested that the board review the by-laws and clarify some items. Mr. Kraemer read a letter to the board from Robert Moses. Mr. Moses thanked the board for their consideration of his application and enclosed a copy of the lot line boundary agreement, which had been a condition of his decision.

4. Subject: Meeting adjourned at 8:55 p.m.