

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
August 27, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Allan Pickman, John Kieley, Tedd Petro, Rose Lowry, and Mary Beth Ayvazian

Call to order by Lowry at 7:33 p.m.

Approval of minutes: Tabled until the next meeting.

Site Plan Review for Old Brick School: The board met with Elizabeth Wood (agent) and Howard Shafman (property owner and trustee of Shatos Realty Trust) for an informal discussion prior about their plans for the building and premises. Kieley noted this would be a preliminary dialogue and nothing would be binding. Paperwork was presented for review, including a site plan diagram plus a letter of request serving as a Site Plan Application submittal. The following topics were brought up: previous ZBA process; configuration of 3 dwelling units; keeping historical integrity; parking area pavement vs. gravel; controlling water runoff; landscaping; placement of dumpster; type of heating and insulation; sprinklers and water supply; snow plowing; use of adjoining kindergarten building; exterior lighting and Dark Skies Ordinance. Shafman commented that none of these items were problematic, and he was willing to address them or make adjustments if needed. All agreed that protection of abutter's property rights is important.

At this point there was prolonged discussion by board members about whether to accept the application and consider waiving of checklist items at this meeting, or wait until the public hearing during the formal Site Plan Review process. Wood, who works as a professional planner, stated that technically the application is not considered complete as fees have not yet been paid. She suggested advertising the public hearing and holding it within 30 days as mandated by state law, then vote to accept or not accept regarding zoning (not Site Plan Review) issues at that point, with abutter input being considered, and continuing the hearing. Kieley made a motion to accept preliminarily the application of Shatos Realty Trust for Site Plan Review consideration, seconded by Lockwood. Pickman then offered an amendment that preliminary acceptance does not imply the board has accepted any waivers, with a second by Ayvazian. With no discussion following, the vote on the amendment was unanimous in favor. Lowry asked for any further discussion on the original motion, and with none forthcoming the vote was unanimous in favor.

The septic system status was brought up, and after brief discussion it was suggested the owners talk to longtime Health Inspector Pete Caswell about the use and history of the existing system.

The board reviewed the procedure on plats (RSA 676:4).

A date of Wednesday, September 24, 2014 was set for the public hearing regarding submission of the application for Site Plan Review. The applicant stated revised materials would be made available. Notice of the meeting will be provided to abutters and published in the local newspaper as required. Fees for the application were reviewed, with a total of \$86 due (\$35 application fee, \$15 single lot fee, and 6 abutter notices @ \$6/each).

Elizabeth Roseland property: Brief review of the subdivision status for Map 2 Lot 29 located on Route 101. Information will be provided to the Board of Selectmen so they may contact the property owner and realtor with concerns about the marketing of lots that were not finalized through the town's subdivision process.

Motion by Kieley to adjourn the meeting, second by Ayvazian, and so voted at 9:08 p.m.

Minutes submitted by Betsy Perry

~ Next meeting to be held on September 3, 2014 ~