

Temple Planning Board
Minutes, Tuesday, April 20, 2021; by Zoom, 7:00pm
042021 TPB Minutes

Present: Bruce Kullgren, Jr, Chair; Allan Pickman, Vice Chair; Nicole Concordia, Secretary; Brian Kullgren, Randy Martin, Christine Robidoux, Ken Caisse (Select Board alternate for George Willard, Ex-Officio), Olivia Holmes, Clerk; Member-Elect Keith Charlton

The Meeting was called to order at 7:00pm.

Reading of the "Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During the State of Emergency."

Approval of Draft Minutes: April 6, 2021

Nicole moved to approve the minutes of the April 6th meeting as amended. The motion was seconded by Randy and approved by roll call vote, with Ken Caisse abstaining.

Invitation for Comments from Audience Members: No comments were offered at this time.

Jeanne Whitcomb Subdivision Discussion

Christine pointed out that officially a subdivision application should be received 15 days before it is placed on the Board's agenda (Section 3.02):

*19:23:56 From Christine Robidoux to Everyone : Section 3.02 Application - Preliminary Layout
19:23:58 From Christine Robidoux to Everyone : Application for conditional approval of a preliminary layout shall be submitted to the secretary of the Board by the subdivider or his authorized agent on a form to be supplied by the Board. The application shall be accompanied by all information described in Section 4.08; by a fee established for processing payable to the Town of Temple; and by evidence of approval of plans by any state or regional agency whose review is required by law. Such application shall be submitted not less than 15 days prior to the regular meeting of the Board. The Board shall give conditional approval or approval with modifications only to authorize the preparation of the final plat, or shall disapprove such preliminary layout. The Board shall state in its records any modifications which it will require in the preliminary layout, or any reasons for disapproval. A copy of this record shall be sent to the applicant. The Board may hold a public hearing on the preliminary layout, if it is deemed desirable.*

Christine moved to waive the 15-day minimum to review Jeanne's application at this time. Bruce understood it was 15 days from receipt of the application to holding a hearing, and that deadline has been met. Christine's motion was seconded by Brian and unanimously approved by roll call vote.

Chris Guida, of Fieldstone Land Consultants, PLLC, Jeanne's surveyor, explained the property is approximately 15 acres with slightly more than 3.089 in the subdivision. The subdivision meets all the requirements for frontage and acreage. The access is along an existing farm road off Colburn Rd. Peter Caswell witnessed the septic test. Chris asked for a waiver for the remainder of the existing parcel not to be surveyed. He explained the survey did not delineate wetlands beyond the subdivision parcel except for the pond. There are 515 feet of frontage on Colburn Rd. and 441 on Rte. 101.

Chris was asked whether utilities will be overhead or underground. Since there are utility poles on the opposite side of Colburn Rd., Eversource may decide to go over Colburn Rd and underground after that. Christine suggested Jeanne get her trench ready for broadband as well. Keith mentioned it's recommended you put separate conduit in for broadband from power lines. Jeanne can get in touch with Temple Broadband on the Temple website.

Allan thinks the wetlands and setbacks are well marked, and the driveway looks good. He doesn't remember seeing any test pit data. Chris Guida said he would forward the specifics of the test pit and observed the soil there is good.

Allan moved to waive a survey of the boundary, contours and wetlands on the parent lot. He explained that there is no concern that the existing house is not in compliance. This has been common practice because the full survey of the parent lot would be expensive. Bruce seconded the motion, and it was approved by unanimous roll call vote.

Nicole screen-shared the Whitcomb application, and Chris Guida reviewed it. A soils map, deed restrictions, and all the other requirements are included, such as topography and water courses. Chris explained that storm water drainage is not really applicable on this small lot. A precise boundary survey was completed around the new lot, so it meets all the requirements and will be recorded at the Registry. Existing frontage is being used. The only waiver we requested was the topography on the remainder.

Bruce explained that the W on the 3rd line down under "information shown", Boundaries and area of entire parcel, means this requirement was waived.

Bruce stated that the Board has met the 15-day requirement to in order to hold the Abutters Hearing on the 4th of May. Chris said Fieldstone will apply for state subdivision approval since the parcel is under 5 acres. He believes he will receive that approval before May 4th.

Christine moved to accept the preliminary application, and schedule an abutters hearing for May 4th (approval comes after the abutters hearing, and it could be conditional until the information from the state is received). There are dates in the RSA that are conditional on our acceptance of the completed application. The motion was seconded by Bruce and unanimously approved by roll call vote.

Allan will take care of moving forward with notice on town website and notice mailed to abutters.

Merger Application Form on Website: Nicole reported that the Merger Application form is up and running on the website.

Site Plan Review Application Form Review: Allan has typed up the changes to the Zoning Ordinance and sent the revised copy to the Board. Nicole gave Allan some minor corrections to the draft he circulated to the Board. Allan will update and recirculate before the next Board meeting. Christine also noted a correction; Allan will recheck it.

Site Plan Review references the subdivision regulations in terms of procedure, but it is separate from subdivision. Allan doesn't think he's ever seen a project that needed both.

Review OSI and Temple Rules of Procedure: Christine offered to circulate a copy of a "mash-up" draft including the Temple Rules with suggestions she has edited-in from the OSI document. It was agreed to place this item on the agenda for the next meeting.

Public File for Pending Applications on Website update: Nicole suggested the Temple webmistress could have a hyperlink to the folder for an application on the website. She suggested experimenting with the Whitcomb subdivision application.

Christine requested that the minutes should reflect that the date for reviewing the application for the Whitcomb subdivision changed from the last meeting. At that meeting it was scheduled for May 4th, but that date was changed to April 20th by email among the Board members. Those interested can request a copy of the email at the town office.

New Business

Contoocook Watershed Work Maps: There aren't really any watershed issues on the Contoocook side of Temple, so the Board should watch for the Souhegan maps coming out at end of summer.

TPB Representative on the CIP: It was suggested this requirement should be placed on the agenda for the Board's June meeting, after the election of officers. Ken suggested that the CIP usually takes the summer off and starts up again in the fall to put together a work plan for what needs to be done in town.

Fly Way Farm Timberdoodle Subdivision Update: Bruce, Allan and Pete signed the mylars for Randy's Fly Way Farm Timberdoodle subdivision, and Nicole will submit them to the state with the appropriate checks. Allan will file the copies at the office.

Nicole moved adjournment of the meeting. The motion was seconded by Allan and unanimously approved by roll call vote.

The meeting was adjourned at 8:25pm.

Next Meeting: Tuesday, May 4, 2021, 7:00pm by Zoom

Respectfully submitted by Rev. Olivia Holmes