

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

JANUARY 5, 2011
FINAL MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Richard Whitcomb, John Kieley, Allan Pickman, Mary Beth Ayvazian, Rose Lowry,

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

Review of minutes: Lowry moved to approve the minutes of 12/01/10 as written, second by Whitcomb, and so voted. Pickman moved to approve the minutes of 12/15/10 as amended, second by Lowry, and so voted.

Bartolomeo subdivision: On December 15, 2010 a surveyor had come in for a preliminary discussion of a proposed minor subdivision for map 9 lot 22. Since no quorum was present that evening, only a casual conversation ensued and no decisions were made. Pickman brought up the need for the board to determine the legal status of the property, so that any future changes would not create a further complication. Major discussion followed concerning the history of ownership, current status of number of dwelling units, and estimation for timing the existence of the two rental apartments. Pickman stated that at one time the town's zoning regulations did allow multiple dwellings on one lot; but this was no longer the case and only one accessory apartment is allowed. After scanning through earlier versions of zoning regulations it was determined that this had been changed in 1995. Pickman thought at least one apartment for this property had existed prior to that date. There was further discussion about grandfathering status of non-conforming structures, and how to qualify this property. Lowry suggested the board look at the town's PRD and Workforce Housing regulations for guidance. Also to be reviewed is the property folder with permit history and tax assessment cards. Finally the board decided to seek clarification from the owners on three points: 1) Confirm there are only three units in entire dwelling, 2) 300' of road frontage must be allowed for the larger back lot, and 3) the board would prefer a configuration of at least 6 acres for the existing house lot. This information will be relayed to the surveyor and the topic will be continued.

Schedule for zoning amendments: There was a brief review of the appropriate timeframes to properly notice a public hearing on proposed zoning amendments. It was decided to schedule one public hearing on Wednesday, January 26, 2011 at 7:30 p.m. at the Annex. A public notice will be published in the Monadnock Ledger in the Tuesday, January 11th edition.

Upcoming elections: Pickman reminded the board that elections are forthcoming within a short time. He indicated terms would be up for both himself and Whitcomb. Pickman said he would be running for reelection; Whitcomb remained undecided.

Annual Report: Pickman said he is working on a preliminary report of planning board activities for inclusion in the 2010 annual Town Report. It was determined that a brief summary of topics the board would like to address in the coming year might be useful. Lowry will write a short paragraph on potential changes to Village District zoning, and Kieley will summarize prospective planning impact from a hydrology study completed by the Conservation Commission. Other topics to be considered include updates to Site Plan Review Regulations, Subdivision Regulations, and the Master Plan.

Move to adjourn by Martin, second by Kieley, and so voted. Meeting adjourned at 8:45 p.m.
Minutes submitted by Betsy Perry