

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD

FEBRUARY 6, 2012
FINAL MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Mary Beth Ayvazian, John Kieley, Allan Pickman

Call to order by Pickman at 7:37 p.m.

Blood Road: Road Agent Tim Fiske came in to talk to the board about possible changes in the status of Blood Road. He explained that Jim Houck would like to ask the town to give up the last portion of the road, which would then become his driveway. Houck has ownership of the Blood Farm, which is currently comprised of three lots that abut both sides of the road. He would like to consolidate down to two lots, and intends to build a new home somewhere on the property. Fiske asked the board if the town would allow this road change, and if so, the best way to get it accomplished. A copy of a 2009 subdivision plat for the Blood Farm property was reviewed. This was followed by discussion about differing lot sizes and necessary road frontages, and the merits of a line adjustment vs. a lot line merger. Kieley said if a lot line adjustment was to be done, a new survey showing the resulting change in lot lines along with acceptable road frontages would be necessary. Pickman said another option to be considered would be for Houck to merge all three lots, have the town give up some of the road while retaining enough frontage, and then subdivide later. Pickman stated there are two main issues: 1) the need for Houck to do a lot line adjustment or a merger, and 2) a town vote to give up a specified number of feet of town road. It was noted a lot line merger is not a complicated process, and could be done before town meeting in March. Pickman said if Houck decides to go ahead with a lot line merger, the Planning Board would need a letter of request, which could be considered at the next regularly scheduled meeting. Then the request to release road footage could be brought forth to the voters as a warrant article. Pickman suggested the warrant article language reference the plat by recorded plan number, and indicate a specific number of feet of Blood Road to be given up. There was further discussion of figuring footages for road frontages, including an existing 50' turnaround area, and consideration of varying road widths. Fiske said he would contact Houck to discuss options.

Large Wind Energy System (LWES) ordinance: The board worked to finalize the draft of the LWES ordinance. It was noted only very minor changes were possible at this point. A copy that had been painstakingly proofread by a resident was reviewed, with punctuation and grammatical changes noted. Ayvazian moved to accept the document as amended, seconded by Kieley, and so voted unanimously. The final version of the ordinance will be emailed to all board members, as well as having a copy printed out for the town offices and made available on the town web site.

There was mention of several recent newspaper articles regarding wind energy. Martin also brought up the need to create an application, and suggested a hefty application fee be considered. Kieley reminded the board that Lowry would be creating a postcard for mailing to all town residents to ask for support for the LWES ordinance.

Move to adjourn by Ayvazian, second by Martin, and so voted unanimously at 9:00 p.m.

Minutes submitted by Betsy Perry