

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

DECEMBER 5, 2012
DRAFT MINUTES OF PUBLIC MEETING

8Board members present: Camilla Lockwood, Ken Sullivan, John Kieley, Allan Pickman, Randy Martin, Rose Lowry, and Mary Beth Ayvazian

Call to order by Lowry at 7:34 p.m.

Approval of Minutes: Move by Kieley to accept the minutes of 11/28/12 as written, second by Sullivan, and voted five in favor, with Pickman and Lowry abstaining.

Regulatory Review Report: Board members had previously received copies of the final report submitted by Lisa Murphy from Southwest Region Planning Commission (SWRPC). It was suggested that a preliminary review of Murphy's comments and ideas be addressed at this meeting, with further work and research to be done before discerning priorities. Lowry said Murphy is available to write up two ordinances and will attend the next board meeting on December 19th. It was felt that water protection and open space protection might be the most significant topics. The portion of the report pertaining to the Temple Zoning Ordinance was discussed and the following decisions made:

- Definitions - consolidate at the front of the Zoning Ordinance, with references made there to any specific terms utilized within other sections. Sources of definitions will be from standard dictionaries as well as RSA language. Ayvazian and Lockwood will team up to create an updated list.
- Zoning District Map - the version dated 1972 is the current one.
- Roads and Driveways – standards are addressed within Driveway Regulations.
- Off-Street Parking – Martin will research requirements.
- Setback – Kieley will create a statement to deal with exceptions.
- Height of Structure – agreed that a better definition necessary; tighten up language; perhaps consult with Fire Chief. Lockwood and Ayvazian will research.
- Accessory Apartments – leave as-is.
- Farming and Related Rural Pursuits – need to tighten up language; awareness of “Right to Farm”; consider Best Management Practices (BMP's) and Site Plan Review; Lockwood and Ayvazian will research.
- Special Exception – add the word “drainage” to the list; Lowry will do.
- Home Products and Produce – send out previous minutes/notes/discussions from past meetings; Lockwood and Ayvazian will research.
- Signage – existing ordinance not problematic; leave as-is for now.
- Travel Trailers and RV's – need to add a definition; Lockwood and Ayvazian will research.
- Planned Residential Development (PRD) – leave as-is.
- Mountain District Conservation Development – leave as is.
- Small Wind (SWES) and Large Wind (LWES) Energy Systems – leave as-is; Sullivan has suggestions to offer for future consideration.
- Workforce Housing – leave as-is.
- Non-conforming Uses and Non-conforming Lots – Kieley will have town counsel review.
- Telecommunications Facilities – incomplete sentence will have missing language added back.
- (new) Steep Slopes ordinance - Sullivan feels important as could affect wind systems; Martin feels could be too restrictive; research for another year.
- (new) Ridgeline/Viewshed Protection ordinance – Kieley referred to survey results as indicating this as important issue; research for another year.
- Dark Skies – Martin and Lowry will research.
- Conservation Subdivision – existing similar Mountain District PRD ordinance; consider changing regular PRD to utilize conservation approach; look at next time.

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

DECEMBER 5, 2012
DRAFT MINUTES OF PUBLIC MEETING

- Groundwater Protection – important; give to Murphy to create ordinance.
- Habitat Protection – Sullivan felt some protection already offered at state and federal government level; look at next year.
- Neighborhood Heritage District – favorable response for this concept but not enough time to do properly this year; Phase II of Community Planning Grant (CPG) can provide help with planning and writing for next year.

Summary: Ask Murphy to write Water Protection Ordinance
 Sullivan will work on writing Viewshed Ordinance, and also Wildlife Protection (LWES)
 Ask Tim Fiske to briefly review Zoning Ordinance for any road/driveway changes
 Open Space ordinance too large a project to tackle right now

Move to adjourn by Ayvazian, second by Lowry, and so voted at 9:15 p.m.

Minutes submitted by Betsy Perry

~ Next regularly scheduled meeting Wednesday, December 19, 2012 at 7:30 p.m.~