

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

DECEMBER 19, 2012
FINAL MINUTES OF PUBLIC MEETING

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

Call to order by Lowry at 7:08 p.m.

Approval of Minutes: Move by Kieley to accept the minutes of 12/5/12 as written, second by Ayvazian, and so voted.

Community Planning Grant: Lisa Murphy from Southwest Region Planning Commission (SWRPC) presented draft copies of two water protection ordinances. Board members spent considerable time discussing various aspects of the “Aquifer Protection Ordinance”, including the following:

- existing 2009 hydrology study; obtaining an electronic version
- importance of protection of faults and fissures
- need for updated tax map data
- farms and handling of manure and chemicals
- modern logging in forests and possibility of fluid loss/contamination; possible remediation language
- suggestions for washing/fueling of vehicles in Performance Standards section
- area size standard in Conditional Use Permits
- consideration of implementing need for use of Stormwater Management Plan
- requiring use of Best Management Practices
- combining definitions in one section
- whether to require controls in plowing and storage of snow
- controls on oil tanks and storage of gas/oil; affect of restrictions on farms/agriculture

Martin expressed his disappointment at the consideration of placing so many limits and restrictions in the ordinance, saying he had served on the Planning Board for 19 years and did not feel all this was necessary. Kieley agreed that regulations need to be reasonable, adding that if there were a 5-gallon storage limit on gas/oils he would not even be able to change the oil in his tractor. Kieley said a good ordinance supports awareness and is a serious issue, as the town cannot afford to have their water supply contaminated. Sullivan stated he agreed with Martin that all the controls in the proposed ordinance were not needed for the general population. He continued that the Planning Board does need some authority to review. There was further discussion about what to leave in the ordinance and what to discard. Kieley offered to develop a simplified version of the ordinance, to be presented for discussion and finalization at the next meeting on January 2nd.

At 8:40 p.m. the board started to work on the “Water Quality Protection Ordinance”. Murphy reviewed using a map to show buffers for lakes, ponds, wetlands, rivers and streams. There was discussion about how wetlands are delineated. Kieley suggested this document be made simple, as in ‘can-do’ and ‘cannot do’, and make it easy to read. Murphy thought the board should create an illustrated flyer to be available with the ordinance. Board members agreed to continue to work on this ordinance, and Kieley said he would create a simplified version of this ordinance as well for discussion at the next meeting.

Zoning Ordinance Changes: Board members who had done research presented the following possibilities for amendments to language in the Zoning Ordinance:

- increased regulation of farming/agriculture
- clarification of setbacks
- changes in road/driveway specifications
- storm water runoff issues
- promotion of Dark Skies language

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- review definition of 'height'
- changes in LWES language to provide more protection for birds/wildlife; more extensive Site Plan Review process

Pickman reminded the board that at the January 2nd meeting they must vote on approving a draft version to be presented at the public hearing. Kieleley summarized the suggestions that were presented, and it was decided that any road/driveway changes could wait, bird/wildlife protection language in the LWES ordinance was inadequate and should be strengthened, Site Plan Review was too lengthy to delve into right now, the LWES application needs work, allowable height of wind turbines may be reviewed but needs more discussion.

Lowry asked for a consensus of what would be presented this year for zoning amendments, and the following motions were made:

- 1) Move by Pickman to present two new water protection ordinances, second by Ayvazian, and so voted unanimously.
- 2) Move by Ayvazian to consolidate a Definitions section, second by Pickman, and so voted unanimously.
- 3) Move by Ayvazian to make changes to the LWES section on wildlife, second by Pickman, and so voted unanimously.
- 4) Move by Kieleley to present miscellaneous 'housekeeping' changes in language, second by Ayvazian, and so voted unanimously.
- 5) Move by Ayvazian to develop a Dark Skies ordinance, second by Lockwood, and so voted unanimously.

This was followed by brief discussion about the status of the wetlands map, presentation of a budget for the upcoming year, creating a mailer to generate interest and attendance at the two public hearings for changes to zoning, Motion by Ayvazian to move forward with the proposed zoning changes, second by Pickman, and so voted. There was a reminder to maintain timecards for the Community Planning Grant. Lowry also reminded the board that Phase II of the CPG would begin soon, with an upcoming January workshop that Lowry or Kieleley will attend. Lowry will work on writing the Planning Board report for the annual Town Report.

Move to adjourn by Ayvazian, second by Sullivan, and so voted at 9:44 p.m.

Minutes submitted by Betsy Perry

~ Next regularly scheduled meeting Wednesday, January 2, 2013 at 7:30 p.m.~