

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
August 13, 2014  
FINAL MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Rose Lowry, Tedd Petro, Mary Beth Ayvazian, and Allan Pickman

Call to order by Lowry at 7:31 p.m.

Approval of minutes: Motion by Petro to table approval of the minutes of 7/16/14 until the next meeting, second by Ayvazian, and so voted.

New Ipswich subdivision: Lowry informed the board about the current status of a proposed New Ipswich subdivision which would border the town line with Temple. The developer had sued the New Ipswich Planning Board and recently won the case. A copy of the decision was reviewed and several aspects of the decision were of concern. Board members agreed it will be important to pay attention to the ongoing status of the New Ipswich development, as it could have impact on the town of Temple.

Elizabeth Roseland property: The town has become aware that two lots being advertised for sale on Route 101 never received final subdivision approval. A plat and the history of the project were reviewed. Conditional approval had been granted in 2006, but verification that the conditions had been met was never received. The subdivision plat was never signed off by the board or the town's health officer, and was never recorded at the registry. Current municipal assessing and tax records indicate the land still remains one lot (Map 2 Lot 29) of approximately 11.1 acres. It was decided to request that the Board of Selectmen send letters to the property owner and real estate agent to get the situation clarified.

Site Plan Review for Old Brick School: Lowry explained that the ZBA had granted a variance to the owners of the old brick school to allow remodeling into a 3-unit apartment building. One of the conditions of the variance is that the applicant must undergo site plan review from the Temple Planning Board. The timeline for meeting with the property owners and their agent was reviewed. An informal discussion will be held on August 27<sup>th</sup> to gather information and discuss preliminary concepts. The formal site plan review process will start in September, which includes notification of abutters, printed and posted notices, and a public hearing. The town currently has no formal application for site plan review, so either a letter of request from the owners or a copy of the town's Application for Subdivision with appropriate information provided will suffice.

Discussion with Ivy Vann: Lowry and Lockwood met with Ivy Vann, who is the Planning Board Chair in Peterborough, to discuss agriculture. Topics included: commerce, intent, uses, smells, sounds, noise, pollution, expanding uses for farms, importance of definitions, water protection, and minor site plan review. Vann suggested they contact the Peterborough code enforcement officer as a good resource for information.

Newsletter submission: Lockwood will send a submission about the Master Plan update to Mary Amsden for insertion in the next copy of the town newsletter.

Master Plan: Lowry reminded the board they need to continue moving forward with updating the Master Plan, and to also consider any possible changes to zoning. Hopefully material will be ready to have at the Harvest Festival.

Motion by Ayvazian to adjourn the meeting, second by Petro, and so voted at 8:55 p.m.

Minutes submitted by Betsy Perry

*~ Next meeting to be held on August 27, 2014 ~*