

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
October 18, 2017  
MINUTES OF PUBLIC MEETING

Board members present: Allan Pickman, Brian Kullgren, Ted Sartell, Camilla Lockwood, and Bruce Kullgren, Jr.

Call to order by Pickman at 7:01 p.m.

Approval of minutes: The minutes of 10/04/17 were reviewed. Motion by Bruce Kullgren to approve as written, seconded by Sartell, and so voted. Minutes of the subcommittee meeting of 10/09/17 were reviewed. Motion by Pickman to approve as written, seconded by Lockwood, and so voted.

Appointment – Marty Connolly: Both Marty Connolly and son Chris Connolly were in attendance. They spoke about their recent purchase of 58 acres abutting their farm, and explained a desire to place a wetland reserve easement on the property. This type of easement requires working with both the federal and state government, and the easement would be held by the U.S. Government in perpetuity. The parcel is composed mainly of forest and wetlands, including streams and vernal pools. Blood Brook runs through it, and portions have been deemed to qualify as a “cold brook” which supports native brook trout. The uses of the land under the easement can be negotiated, and might include hunting and fishing, livestock grazing, horseback riding, and limited maple syrup production. Roads could be maintained and small vehicles such as 4-wheelers would be allowed. There would be no camping, no public access, and no houses built. It is unknown if snowmobiles would be allowed. Chris Connolly then told the board a dollar value for the land has to be established to assist in the formula for developing the value of the easement. They need to prove the highest value of the property and then secure an appraisal. In order to do this, a conceptual subdivision plan was drawn up, as that would establish the highest value. Chris Connolly provided copies of a preliminary plan showing conceptual lot lines for five 11+ acre lots. He asked the board to consider writing a letter that these lots would meet the town’s subdivision regulations, without going through the entire subdivision process. Board members reviewed the survey and asked questions. The lots were found to be acceptable, although a change needs to be made to the size of the required ‘250 foot square’. It was also noted this type of conceptual plan does not need details such as perc tests, setbacks, and driveway locations. Pickman said he felt comfortable writing a letter stating the plan meets all requirements of the zoning ordinance. Sartell made a motion to have Pickman write the letter, with a second by Lockwood, and so voted.

Master Plan update: Rose Lowry was in attendance to provide assistance in creation of a Vision Statement. Copies of an updated version of the public survey plus an accompanying cover letter were discussed. Board members agreed the survey looked good with only a couple of minor changes. The letter will be updated with current information on the nature of the survey and how to submit completed survey forms. The board chairman’s contact information will be added. An online survey will also be established. Marty Connolly commented on perceived anomalies regarding town residents and how many apartments and accessory dwelling units (ADU’s) there might actually be. It was agreed this is not a function of the Planning Board and would be under the purview of the Board of Selectmen. Connolly thought the process could be helpful in establishing if there is a need for more rental units. Bruce Kullgren made a motion to have Lowry revise the letter, seconded by Sartell, and so voted. It was decided the “teaser” postcard will not be utilized due to time constraints.

Agriculture zoning amendments: Sartell passed out copies of a revised version of his previous suggestions and explained the changes and why he made them. Extensive discussion followed about elements of

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agritourism (i.e. farm weddings and other types of special events), with consideration of reasonable regulations to allow them while offering protections for residents and abutters. Also up for discussion was whether to mandate Site Plan Review (SPR) for agricultural structures while providing certain criteria for exemptions. Cost was mentioned as a factor to consider when mandating SPR. Another conversation involved defining agricultural uses of a farm vs. larger scale farm business enterprises that could be considered commercial, and how to best regulate these. Chris Connolly was asked to provide his thoughts on agricultural vs. commercial activities from his perspective as a local farmer. He agreed it should be looked at, mentioning that lot sizes now are smaller than they used to be and what farms do can affect "the little guy next door". He felt there is some place for SPR, but the process needs to be well thought out. No decisions were made at this meeting.

Other business: Brief discussion of ordering for new Planning and Land Use manuals from SWRPC.

Move to adjourn by Brian Kullgren, seconded by Lockwood, and so voted at 9:00 p.m.

Minutes submitted by Betsy Perry

*~ The next regular meeting will be held November 1<sup>st</sup>, 2017 at 7:00 p.m. ~*