

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
August 20, 2019
MINUTES OF PUBLIC MEETING

Board members present: Bill Ezell, Nicole Concordia, Brian Kullgren, Allan Pickman, Bruce Kullgren, Jr., and Randy Martin

Call to order by Pickman at 7:00 p.m.

Whitcomb/Quinn lot line adjustment: Board members reviewed copies of the plat while Pickman explained the layout and proposed actions. The Whitcomb lot (8-3) would be reduced by 3 acres, which would then be added to the Quinn lot (8-4). Wet areas and a flood control easement to NH Water Resources Board were noted. Bruce Kullgren made a motion to approve the lot line adjustment, with a second by Ezell. With no further questions or discussion, Pickman called for a vote and all were in favor, with Martin abstaining as an abutter. The lot line adjustment was approved. All paper copies of the plat were signed. Only one Mylar was present and that was signed and will be taken to HRCD by Pickman to be recorded. Whitcomb will procure a second Mylar for town records.

Approval of minutes: The minutes of 06/04/19 were briefly reviewed. These minutes had been considered in a previous meeting but there had not been a quorum available then to vote on approval. Motion by Bruce Kullgren to approve as written, second by Pickman, and so voted.

Review of minutes of 07/16/19 was postponed. Both Martin and Brian Kullgren recused themselves from voting as they had not been in attendance at that meeting, and as Petro was not present at the current meeting that left only three members to vote, and thus a quorum was not available.

Possible lot line adjustment between Lee/Scott: Pickman has been in dialogue with attorney Phil Runyon regarding a potential transfer of two parcels of land now owned by the Lee family trust being conveyed to the Scott family trust. The involved lots are 6-30, which is composed of .73 acres, and 6-32, which is composed of 1.14 acres. Pickman and Runyon had previously attended the last Selectboard meeting for a round of discussion. The attorney had hoped the lots would be considered lots of record and could just be transferred, but they appear as part of three parcels on one deed and are not separate lots of record. After further research plus consultation with town counsel Bill Drescher, Pickman believes the easiest way to handle this would be through a lot line adjustment. Discussion followed, with the following talking points:

- Review of map of area showing details of existing lots, roadways, ownership, etc.
- Review of research performed by Pickman
- Possible to add the lots as lots? They are not considered separate lots, and with a LLA no new lots would be created
- Suggestion by Pickman that PB consider waiving the requirement for a survey, as no new lots are being created, none of these lots are properly surveyed, with just deed descriptions and bounded by stone walls.
- Question if lots are described in the deed, with an affirmative answer.
- Could they be considered pre-existing, non-conforming lots, with a negative answer as they are too small for the required 250' square.

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- MOTION by Pickman that the PB officially waive the requirement for a survey for a lot line adjustment that would separate lots 6-30 and 6-32 from lot 6-47 (Lee homestead), and attach lot 6-30 to lot 6-29 (Scott homestead), and 6-32 to 6-31 (land of Scott).
- On consideration of the motion, a question by Brian Kullgren if this would be protocol for the future? Response by Pickman was that his motion was intended to be specific to this situation and present owners.
- Comment from Concordia that she would uncomfortable if a deal that has not happened yet gets waived, and then it does not go through. Feels this could create potential issues for future activity on the property, ie subdivision. More discussion.
- Comment by Bruce Kullgren that Scott would buy the two small parcels and add to their existing land; whereas Lee cannot build on the lots due to their small size. Also, perhaps in the future the town might be asked to consider giving up Tobey Lane, making it a private driveway for the Scott family.
- Brian Kullgren then offered a second to Pickman's motion, with a vote of all in favor.
- Comment by Pickman that a letter would be sent to attorney Runyon utilizing the formal names of the two trusts involved.

Affordable housing: Christine Robidoux provided information about the newly formed “Temple Community Planning Committee”. There are currently eight members and two more people have indicated interest in joining. It is hoped the committee will hold their first meeting in September. One committee member has already started exploring the the issue of the need for child care. The current working model would provide before- and after-school care at the Temple Elementary School under the auspices of the town's recreation committee. Both ConVal and the town's insurance carrier have been contacted and things continue to move forward. Staffing issues have yet to be decided. It is hoped perhaps a block grant can be found to help fund the startup, and a warrant article may be presented next year for consideration by voters. Robidoux told the board she has signed up for other forums and conversations. She also advised a new NH Housing Market report with data is available, and will forward the link to PB members.

Meeting schedule: Board members were reminded that the regular meeting schedule of the 1st and 3rd Wednesday of each month would resume starting in September.

Motion to adjourn by Bruce Kullgren, second by Concordia, and so voted at 7:57 p.m.

Minutes submitted by Betsy Perry