

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
October 03, 2018
MINUTES OF PUBLIC MEETING

Board members present: Bill Ezell, Tedd Petro, Ted Sartell, Bruce Kullgren, Jr., and Allan Pickman

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

Approval of minutes: The minutes of 09/19/18 were reviewed. Motion by Petro to approve as written, second by Sartell, and so voted.

Master Plan: Production of the three chapters still not finalized with SWRPC.

Other business:

Ezell asked about a survey form received from NH Office of Energy and Planning (OEP), and was told it is an annual update to report any changes to the zoning ordinance or to land use regulations. Brief discussion about what the state might be doing with the information provided. Ezell said he would take care of filling out and remitting the form.

Ezell mentioned the possibility of zoning issues brought about by neighbors distressed with the condition of a property on Kullgren Road. He described the yard and driveway as covered with trash and multiple unregistered motor vehicles, and said legally it qualifies as a junkyard. There are multiple liens against the property, the mortgage holder is trying to foreclose, and the property owner has filed for bankruptcy. The Selectboard is working diligently with the town attorney to explore all legal remedies available. Town officials did obtain a court order and were able to take a site walk to document exterior property conditions. Other residents of the neighborhood are upset that more isn't being done, and feel the messy property brings down their property values. Ezell expects many will attend the next Selectboard meeting to ask questions of town counsel. It is possible the neighbors may seek to amend zoning regulations by use of a petition warrant article to tighten up rules for keeping a "neat and tidy" property. Or, they may approach the Planning Board directly.

Board members discussed whether they should consider making related zoning changes. Petro spoke about how some towns utilize a Code Enforcement Officer who can notice a violation and issue a citation. This would be a totally different process than Temple's current use of a Health Officer. Kullgren stated historically there has not been a rampant problem, only isolated cases of this type. Ezell mentioned that the Selectboard continues to deal with another situation at a property on West Road. The board also worried about how to qualify "neat and tidy" property conditions, along with a possibility of over-regulation. It was noted the aggrieved abutters could file civil suits for perceived loss of property values. Ultimately the board decided there is no cause to jump into action at this time.

Move to adjourn by Petro, second by Kullgren, and so voted at 7:34 p.m.
Minutes submitted by Betsy Perry