Temple Land Use Committee
Recommendations to the Town of Temple
December 17, 2020

The March 2020 Warrant article establishing our Committee reads: To see if the town will vote to establish a committee to research town land, determine its suitability for various uses, work with the townspeople to recommend how said land should be managed, and to raise and appropriate $3,000 to cover expenses related to soil testing, surveying, and other expenses needed to determine said suitability.

Consideration was given to parcels that do not have a designated use or those that the Committee recommended a change of use for. (See attached list.)

Parcels considered by the Committee and our recommendations are:

1. Map 7A-6: (2.2 Acres) The Town Hall, Library and Highway Dept. sit on this property. The Highway Dept. comprises the 3 buildings at the rear of the property next to the sand pile. Going from the rear of the property toward the Library: Building one, the oldest of all the buildings was relocated from the area directly behind the Town Hall Annex in 1990 to its present location. It is now used for storage. Building two is the salt shed. The salt shed was built with walls thick enough to withstand potential impact of machinery. Building three is comprised of two sections. Tim felt the section made with cinderblocks might not be useful to anyone, however the back portion of that building had some moderate potential for usage.

   - The Temple Land Use Committee (TLUC) recommends that the Highway Dept. be moved for the purpose of enhancing the rural center of Temple as a destination. The removal of the Highway Dept., presently on a portion of map 7A-6, would allow this important area to be used for shared community outdoor space and a safe parking area to accommodate the increased usage of the Town Hall, Library, Church, Common, etc.

   - TLUC further recommends that a committee be formed to plan for the best use of this area, with a vision to the future. Consideration should be given to a potential need for a new septic system, a possible Historical Society Museum, and a potential need for a new Municipal Building in the distant future.

   Reasoning: Enhance the center of Temple allowing pleasant, walkable, safe areas to accommodate the increased use of the Town Hall, Library, Common and other buildings and businesses located in the center. Safe and plentiful parking will encourage a healthy and vibrant Town center while keeping Temple’s emergency and public service departments in a more centralized location.
2. Map 7A-36 (64.61 Acres): formerly the Skladany land
   Map 7A-36-1 (2.3 Acres): formerly the Holt land

   - The Temple Land Use Committee recommends the Highway Dept. be relocated to one of the two site location options (see attached map) below giving consideration to impact on neighbors, cost, timing (state permitting process) and visibility from Route 45. A third site on the Skladany land with access from General Miller was considered, however, the Committee felt that it was not an appropriate option because of the high number of abutters that would be affected.

   **Site 1:** The Holt Land - Map 7A-36-1

   Pros: Easy access  
   No permitting necessary.  
   Less expense and shorter timing.  
   Keeps essential services located in one area of Town.

   Cons: High road visibility (might need tree buffer) suggests that a more attractive/expensive building will be needed.  
   Close to one abutter.  
   Presently only 2.3 acres but could be increased easily by extending the Skladany/Holt lot line to a small stream.

   **Site 2:** The Skladany land - Map 7A-36 with access being on Route 45 through the Holt Land Map 7A-36-1

   Pros: Set back into woods; not visible from Rt 45.  
   Would allow for desired 2½ acre developed site.  
   Keeps essential services located in one area of Town.

   Cons: DES wetlands permit necessary.  
   Long steep driveway.  
   More expensive and time consuming due to the terrain.

   *Reasoning:* The Temple Land Use Committee recommends moving the Highway Dept to either Site 1 or Site 2 as this would keep the location of all essential services in one area of Town and allow for a more appropriate use of the land now used by the Highway Dept.

   This lot is thought to be of no value to the town.

   - The Temple Land Use Committee recommends approaching the State to assess their interest in purchasing this lot.

4. Map 2B-75-1 (3.65 Acres), abuts Map 2B-lot 75-2 (4 Acres) and Map 2B-75-3 (4 Acres), abuts Map 2 B-75-4 (4.14 Acres): 4 lots are located on Route 45 across from the Chris Weston Conservation land.
- The Temple Land Use Committee recommends a lot line adjustment on the two southerly lots (Map 2B-75-1 and Map 2B-lot 75-2). The southern-most lot would be 50’ wide and be protected by a town owned conservation easement. This easement would provide public access to an established trail. The Town would sell the larger parcel as a single house lot.

- The committee recommends a lot-line adjustment on the two northerly lots (Map 2B-75-3 and Map 2B-75-4) combining these two lots into one. The Committee recommends selling these combined lots as a single, larger lot. The owners of lot 2B-75 have expressed interest in buying part of lot 2B-75-3 and the Committee recommends the Select Board pursue this interest and negotiate the size of the parcel and the price before proceeding with the lot line adjustment.

  *Reasoning: The Committee felt the problematic topography of these 4 properties could be diminished by combining these 4 lots into 3 lots. The combining of the lots would make the two developable lots more appealing and salable while avoiding future problems that shared driveways cause while making egress to Route 45 safer. Ownership of the third lot would be retained by Temple for the purpose of establishing a trail head that would connect to an existing deeded trail easement. This trail connection is supported by the Temple Conservation Commission (see minutes 9/24/20).*


   Previous use was a ballfield that is no longer needed.

   - **The Temple Land Use Committee recommends the Town retain ownership for potential future housing or other future uses.**

     *Reasoning: Consideration of a potential site for housing that would limit the potential effect new development might have on Temple’s existing rural atmosphere.*

6. Map 7A-35 (16.44 Acres) and Map 7B-35-1 (1.35 acres).

   The Municipal Building lot (Map 7A-35) includes the v shape field bounded by Route 45 and Hadley Highway that the Historical Society schoolhouse sits on. Lot Map 7B-35-1 is an “orphan lot” on Hadley Highway across from the intersection with Hill Rd.

   - **The Temple Land Use Committee recommends merging lots 7A-35 and 7B-35-1.**

   - **The Temple Land Use Committee also recommends charging the Conservation Commission with researching the placement of an easement on the V shape open portion of the field bounded by Route 45 and Hadley Highway protecting it from future development. Consideration should be given to excluding the portion of the land surrounding the Fire Station and Municipal Building.**
The Temple Land Use Committee recommends consideration of four 2021 Warrant Articles:

1. To see if the town will vote to pursue relocating the Highway Department to the former Holt and Skladany properties (maps 7A-36-1 & 7A-36) and raise and appropriate the sum of twenty-five thousand dollars ($25,000) for engineering and survey work on said parcels. This would include Survey, Runoffs/retention pond, Drawings, Elevations, building locations, Septic location and design.

2. To see if the town will vote to raise and appropriate the sum of twenty thousand dollars ($20,000) for the Highway Department to begin sitework on parcel, map 7A-36-1 in preparation for a new Highway Department location.

3. To see if the town will vote to raise and appropriate seven thousand dollars ($7,000) for two lot line adjustments:
   a. To merge Map 2B-75-3 and Map 2B-75-4 into one lot for the purpose of selling it as a single house lot.
   b. To adjust the lot line between Map 2B-75-1 and Map 2B-lot 75-2 so that the southern lot is 50’ wide. This southern lot would be retained by the Town subject to a conservation easement and would serve as a trail head for an established trail easement to the west. The Town would sell the other larger parcel as a single house lot.

4. To see if the town will vote to consider the placement of a conservation easement on that portion of Map 7A-35 (16.44 Acres) and 7A-35-1 north of the existing stone wall. This would protect from development the V shape open portion of the field bounded by Route 45 and Hadley Highway.

Respectfully, The Temple Land Use Committee

Tim Fiske, Chair     Deb Harling     Christine Robidoux
Scott Hecker        Connie Kieley    George Willard
Kathy Boot          Lilliane LeBel   Allan Pickman
Honey Hastings
## PROPERTY OWNED BY THE TOWN OF TEMPLE

### PARCELS THAT ARE NOT UTILIZED, OR NOT FULLY UTILIZED:

<table>
<thead>
<tr>
<th>Key</th>
<th>OWNER</th>
<th>MAP-LOT</th>
<th>LOCATION</th>
<th>ACRES</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Town of Temple</td>
<td>7A-6</td>
<td>Center of Town</td>
<td>2.2</td>
<td>Town Hall, Library, Highway Dept</td>
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<tr>
<td>2</td>
<td>Town of Temple</td>
<td>7A-36</td>
<td>GENERAL MILLER HWY</td>
<td>64.61</td>
<td>Skladany Land</td>
</tr>
<tr>
<td>2</td>
<td>Town of Temple</td>
<td>7A-36-1</td>
<td>400 NH RT 45</td>
<td>2.39</td>
<td>Former Holt Land</td>
</tr>
<tr>
<td>3</td>
<td>Town of Temple</td>
<td>2A-53</td>
<td>NH RT 101</td>
<td>0.43</td>
<td>Small Lot by State Sheds</td>
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<tr>
<td>4</td>
<td>Town of Temple</td>
<td>2B-75-1</td>
<td>NH RT 45</td>
<td>3.65</td>
<td>Across from Chris Weston Con</td>
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<td>4</td>
<td>Town of Temple</td>
<td>2B-75-2</td>
<td>NH RT 45</td>
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<td>4</td>
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<td>NH RT 45</td>
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<td>5</td>
<td>Town of Temple</td>
<td>6B-19-1</td>
<td>NH RT 45</td>
<td>18.45</td>
<td>NTES LL Ball Field</td>
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<td>6</td>
<td>Town of Temple</td>
<td>7A-35</td>
<td>423 NH RT 45</td>
<td>16.44</td>
<td>Muni. Bldg &amp; Triangle with School House</td>
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<td>6</td>
<td>Town of Temple</td>
<td>7B-35-1</td>
<td>HADLEY HWY</td>
<td>1.35</td>
<td>Behind Muni Bldg/orphan lot</td>
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### PARCELS THAT HAVE A DESIGNATED USE:

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<tr>
<th>OWNER</th>
<th>MAP-LOT</th>
<th>LOCATION</th>
<th>ACRES</th>
<th>Use</th>
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<tr>
<td>Town of Temple (Cons)</td>
<td>2B-41</td>
<td>NH RT 45</td>
<td>10.44</td>
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<td>NH RT 45</td>
<td>3.66</td>
<td>Chris Weston Cons. Area</td>
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<td>NH RT 45</td>
<td>11.09</td>
<td>Chris Weston Cons. Area</td>
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<tr>
<td>Town of Temple</td>
<td>5B-38</td>
<td>BROWN RD</td>
<td>4.00</td>
<td>Old Dump</td>
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<td>Town of Temple</td>
<td>6A-24</td>
<td>GENERAL MILLER HWY</td>
<td>4.03</td>
<td>Cemeteries &amp; Ball field</td>
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<td>7A-40</td>
<td>TOWN GREEN</td>
<td>1.75</td>
<td>Common</td>
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<td>7A-40-1</td>
<td>CEMETERY LN</td>
<td>1.00</td>
<td>Cemetery</td>
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<td>Town of Temple</td>
<td>7A-6</td>
<td>9 MAIN ST</td>
<td>2.20</td>
<td>Town Hall/Library/Road Dept.</td>
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<td>Town of Temple (Cons)</td>
<td>8B-16</td>
<td>OFF HOWARD HILL RD</td>
<td>16.00</td>
<td>White Ledges</td>
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<td>Town of Temple</td>
<td>9B-18-1</td>
<td>NORTH CEMETERY</td>
<td>0.34</td>
<td>North Cemetery</td>
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CONCEPTUAL NOTES:

1. THE INTENT OF THIS PLAN IS TO CONCEPTUALLY EVALUATE TOWN OWNED LAND (TAX LOTS 7–36–1 & 7–36) FOR SUITABLE SITING OF A NEW D.P.W. SITE.

2. THE BASIS OF THIS PLAN IS A WALK THROUGH WITH ROUGH MEASUREMENTS OF WETLANDS AND STREAMS AND UPLAND WITH SPECIAL ATTENTION AS TO WHAT AREA OF UPLAND CAN SUPPORT FULL D.P.W. OPERATIONS, AND DO SO WITH THE LEAST VISUAL AND NOISE IMPACT TO EXISTING RESIDENCES.