

# **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.*

3. Map 2A- 53: (.43 Acres) Small lot adjacent to State sheds on NH 101.  
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 2 B-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).*

5. Map 6B-19-1 (18.45 Acres): lot abuts Conval Elementary School.

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 2 B-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*  
*Scott Hecker*  
*Kathy Boot*  
*Honey Hastings*

*Deb Harling*  
*Connie Kieley*  
*Lilliane LeBel*  
*Allan Pickman*

*Christine Robidoux*  
*George Willard*

PROPERTY OWNED BY THE TOWN OF TEMPLE

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

Key	OWNER	MAP-LOT	LOCATION	ACRES	Use
1	Town of Temple	7A-6	Center of Town	2.2	Town Hall, Library, Highway Dept
2	Town of Temple	7A-36	GENERAL MILLER HWY	64.61	Skladany Land
2	Town of Temple	7A-36-1	400 NH RT 45	2.39	Former Holt Land
3	Town of Temple	2A-53	NH RT 101	0.43	Small Lot by State Sheds
4	Town of Temple	2B-75-1	NH RT 45	3.65	Across from Chris Weston Con
4	Town of Temple	2B-75-2	NH RT 45	4.00	Across from Chris Weston Con
4	Town of Temple	2B-75-3	NH RT 45	4.00	Across from Chris Weston Con
4	Town of Temple	2B-75-4	NH RT 45	4.14	Across from Chris Weston Con
5	Town of Temple	6B-19-1	NH RT 45	18.45	NTES LL Ball Field
6	Town of Temple	7A-35	423 NH RT 45	16.44	Muni. Bldg & Triangle with School House
6	Town of Temple	7B-35-1	HADLEY HWY	1.35	Behind Muni Bldg/orphan lot

**PARCELS THAT HAVE A DESIGNATED USE:**

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

**SITE 3**  
1.5±ac

**SITE 3**  
**EXPANSION**

SITE 2 - SKLADANY LAND - SW CORNER

## SITE 2 ADVANTAGES

- 1. SET BACK IN WOODS, LITTLE VISUAL IMPACT
- 2. FURTHER FROM EXISTING DWELLINGS
- 3. ENOUGH LAND

## SITE 2 DISADVANTAGES

1. DES PERMIT REQUIRED FOR WETLAND CROSSING
2. LONGER AND STEEPER DRIVE
3. MORE EXPENSIVE DUE TO WETLAND CROSSING AND MORE IMPORTED FILL NEEDED

OBSERVATIONS:  
LARGE BOLDERS. SHALLOW TO BEDROCK

## SITE 1 – HOLT LAND

### SITE 1 ADVANTAGES

1. EASY ACCESS TO RTE 45 WITH GOOD SIGHT LINES
2. NO WETLAND PERMITTING REQUIRED
3. GOOD SOILS
4. LOWER CONSTRUCTION COSTS

### SITE 1 DISADVANTAGES

1. CLOSE TO RTE 45, NEED FOR SCREENING AND ATTENTION TO ASTHETICS.
2. CLOSE TO ONE ABUTTER
3. PRESENTLY ONLY 2.4 ACRES BUT COULD EXTENDED TOWARDS STREAM.

**SITE 2**  
2.5±ac

**SITE 1**  
2.5±ac

### GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.

SITE 3 - SKLADANY LAND - NW CORNER

### SITE 3 ADVANTAGES

- 1. NO WETLAND IMPACT
- 2. SHORTER AND FLATTER DRIVE

### SITE 3 DISADVANTAGES

1. MORE HOMES IN PROXIMITY
2. LESS AREA UNLESS APPROVED FOR WETLAND IMPACT TO "EXPANSION" AREA

OBSERVATIONS:  
LARGE BOULDERS, SHALLOW TO BEDROCK

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 DPW OPERATIONS, AND DO SO WITH THE LEAST VISUAL AND NOISE IMPACT TO EXISTING RESIDENCES.

## PROPOSED NEW DPW COMPLEX FEASIBILITY STUDY

MAP 7A LOTS 7-36 & 7-36-1

*TOWN OF TEMPLE*

**ROUTE 45 and GENERAL MILLER HWY**

**TEMPLE, NEW HAMPSHIRE**



# SANDFORD

## SURVEYING AND ENGINEERING

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BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

CONTACT: T. FISKE

DRAWN BY: EJS
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PROJ: TEM01m20156
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SCALE: 1"=200'

DATE: 10/19/2020

DWG #TEM01m20156

REV 1, BY ALP, 12-17-20