

TOWN OF TEMPLE
TEMPLE LAND USE COMMITTEE

August 24, 2020 Meeting
Final Minutes

Chairman Fiske called the outdoor meeting, behind the Library to order at 6:04 pm.

Committee members in attendance: Tim Fiske, Allan Pickman, Honey Hastings, Connie Kieley, Scott Hecker, Lillian LeBel, Christine Robidoux, & Deb Harling.

Absent: George Willard, Kathy Boot

Other attendee: Gail Cromwell.

Motion to accept the minutes of the July 11 meeting as amended. Approved unanimously.

T. Fiske handed out a list of town-owned properties and suggested that we go through them in order and discuss possible recommendations.

H. Hastings presented her memo regarding the Historical Society's museum. The memo includes the desired square footage, with an attached drawing by George Willard of a foundation plan. She would like this committee to recommend a location for a museum.

There was a brief discussion of the question posed at the last meeting by H. Hastings regarding the sale of Town lots taken by deeding. It was determined that the lots, in question, on Route 45 would not be affected by any new court cases because of the length of time that has passed since taken by Deeding. T. Fiske stated that the Temple Tax Collector concluded that \$647,000 worth of penalties could be assigned to those lots and that number would far exceed the value of the lots. Fiske also noted that the Town has potentially incurred a loss of \$150,000 in property taxes during this period.

D. Harling believes there was a Warrant Article in the 90's that prohibits the sale of the specific properties on Route 45 in question without first receiving Town Meeting approval. D. Harling will research and report her findings before the next meeting.

Properties discussed:

- 1.) Map 2A-lot 53: small lot adjacent to State sheds on NH 101. This 0.43 acre lot is of no value to the town. **Consensus is to recommend the state be approached to assess their interest in owning this lot.**
- 2.) Map 2B-75-1 and Map 2B-lot 75-2: Both are 4 acre abutting lots on Route 45 taken by tax deed. A question was posed regarding driveway access. A. Pickman believes approval was given for a shared driveway. Pickman will research. There was further

discussion regarding a conservation easement on a portion of these properties for the purpose of accessing the existing trail easement to the Kieley's land. Scott Hecker was asked to speak with the Conservation Commission about their interest. It was felt there were two possible options: 1) Merging the two lots into one salable lot but retaining a second lot for Town ownership with a wide swath for possible parking and trail access. 2) Adjusting the lot lines, keeping two – 3-acre salable lots with the Town retaining the third for trail access and parking. The question of market value was discussed. More research needs to be completed before a final recommendation could be made regarding merging lots. **Consensus is to sell this property while retaining a portion for conservation.**

- 3.) Map 2B-75-3 and Map 2 B-75-4: Both are abutting lots taken by tax deeds on Route 45 to the north of lots (75-1 and 75-2) that are referred to in the above paragraph. More research and discussion needed regarding market price and driveway access – Better to merge or sell separately? **Consensus was to recommend selling these properties.**
- 4.) Map 6B-19-1: lot abuts Conval Elementary School. Previous use was a ballfield that is no longer needed. Discussion regarding this site being used for elderly, low income or “Missing Middle Housing” in Temple. C. Robidoux recommended we research missing middle housing - see: <https://smartgrowth.org/missing-middle-housing-thinking-big-and-building-small-to-respond-to-todays-housing> and <https://missingmiddlehousing.com/>
Consensus to recommend the Town retain ownership for potential future housing.
- 5.) Map 7A-35: Specifically, the buildable land behind the Municipal Building that would be a portion of this lot, could be a potential site for the new Historical Society Museum. H. Hasting spoke to her memo and foundation plans for the Holt property. The orphan lot 7B-35-1 (1.35 acres), next to Dick and Sandy Benotti's, that abuts this property was also discussed. **Consensus to recommend merging lots 7A-35 and 7B-35-1.**

Tim felt we should adjourn and leave discussion of moving the Highway Department and the Skladany land for the next meeting. T. Fiske continues to work on prices for new highway buildings and is hoping to meet with K. Perry to tour other towns who have newer Highway garages. At this point T. Fiske is estimating the Highway Department will need a minimum of 2 acres to accommodate a building in the range of 60' X 80'. An additional small building would also be needed for storage. The larger building would house all the Town Highway Dept. vehicles as well as storage for sand, etc. Tim will report his findings at our next meeting.

Meeting Date: Thursday, September 24 at 6pm. This will be a zoom meeting.

Motion to adjourn at 7:20 by Tim Fiske, second by Honey Hastings. Unanimously approved.

Submitted by:
Connie Kieley, Secretary

24 August 2020

TO: Land Use Committee

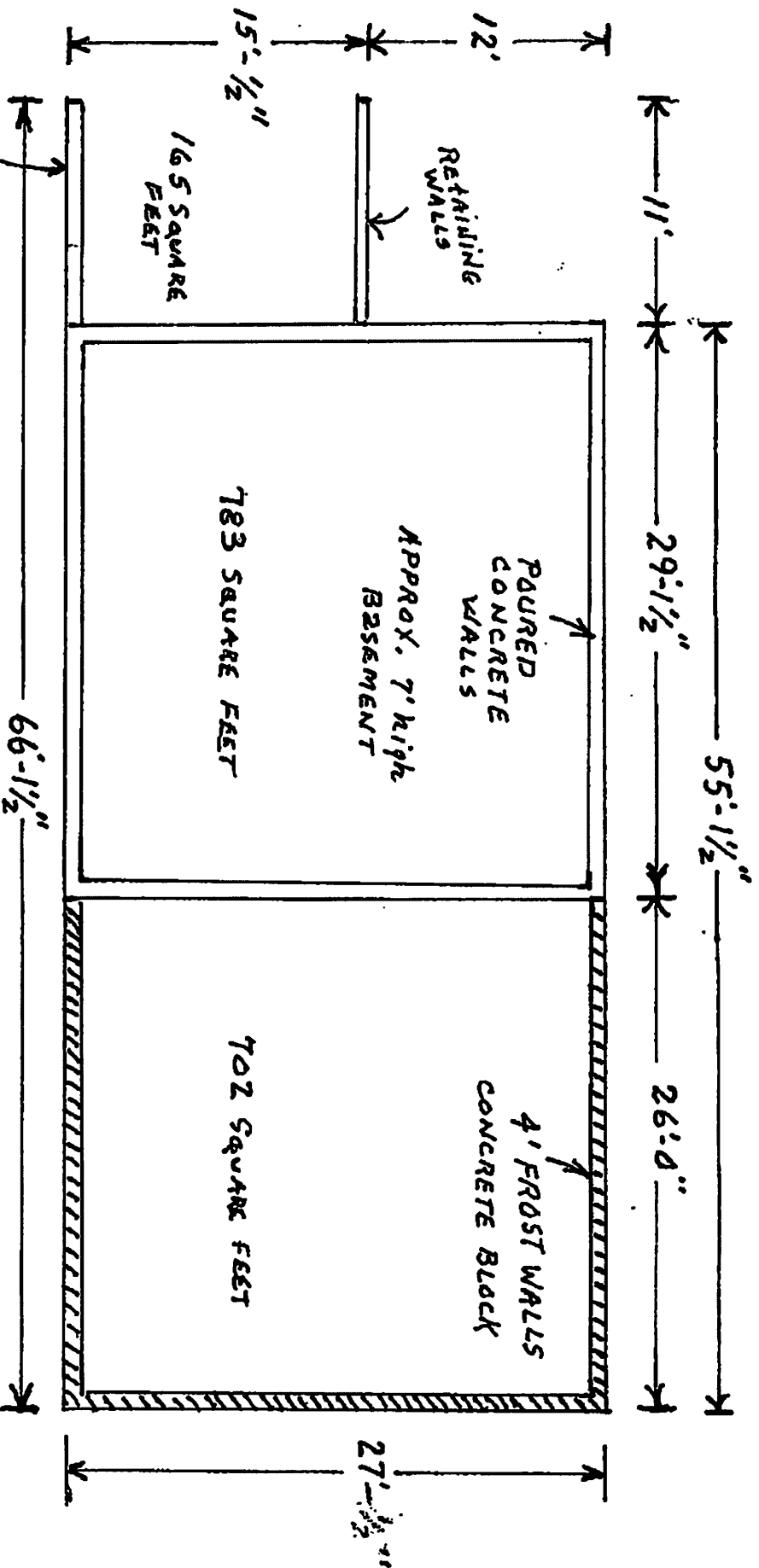
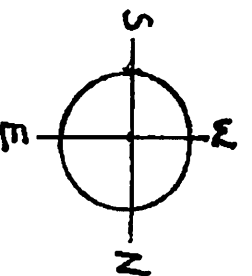
FROM: Honey Hastings, for the Historical Society of Temple

RE Historical Museum

At the March 2020 Town Meeting, the town voted to support the location of a Historical Society museum on town land, with the design and location subject to approval at a future town meeting. (Planning Board approval is also required.) Given the charge of this committee as to uses of town-owned land, the Society is hopeful that the committee's report will include a recommendation about the museum location.

Our goal for the museum is to have a place to store and display our collection, with space for study of the materials. Public meetings would continue to be held at the town hall. The plan is for a one or one and a half story building, likely a cape or salt box. Design will be significantly dependent on location. We would like to have solar panels for electricity. In addition to the building, there is a need for parking space and utilities.

For the building itself, I estimate a maximum footprint of 1000-1500 sq. feet. For comparison, the footprint of School House #6 is 623 sq. ft. The foundation that this committee looked at on the old Holt property across from the Municipal Building is approximately 1485 sq. ft. (783 sq. ft for poured concrete portion, 702 sq. ft. for cinder block portion). See the attached diagrams prepared by George Willard. Note that the scales used differ.



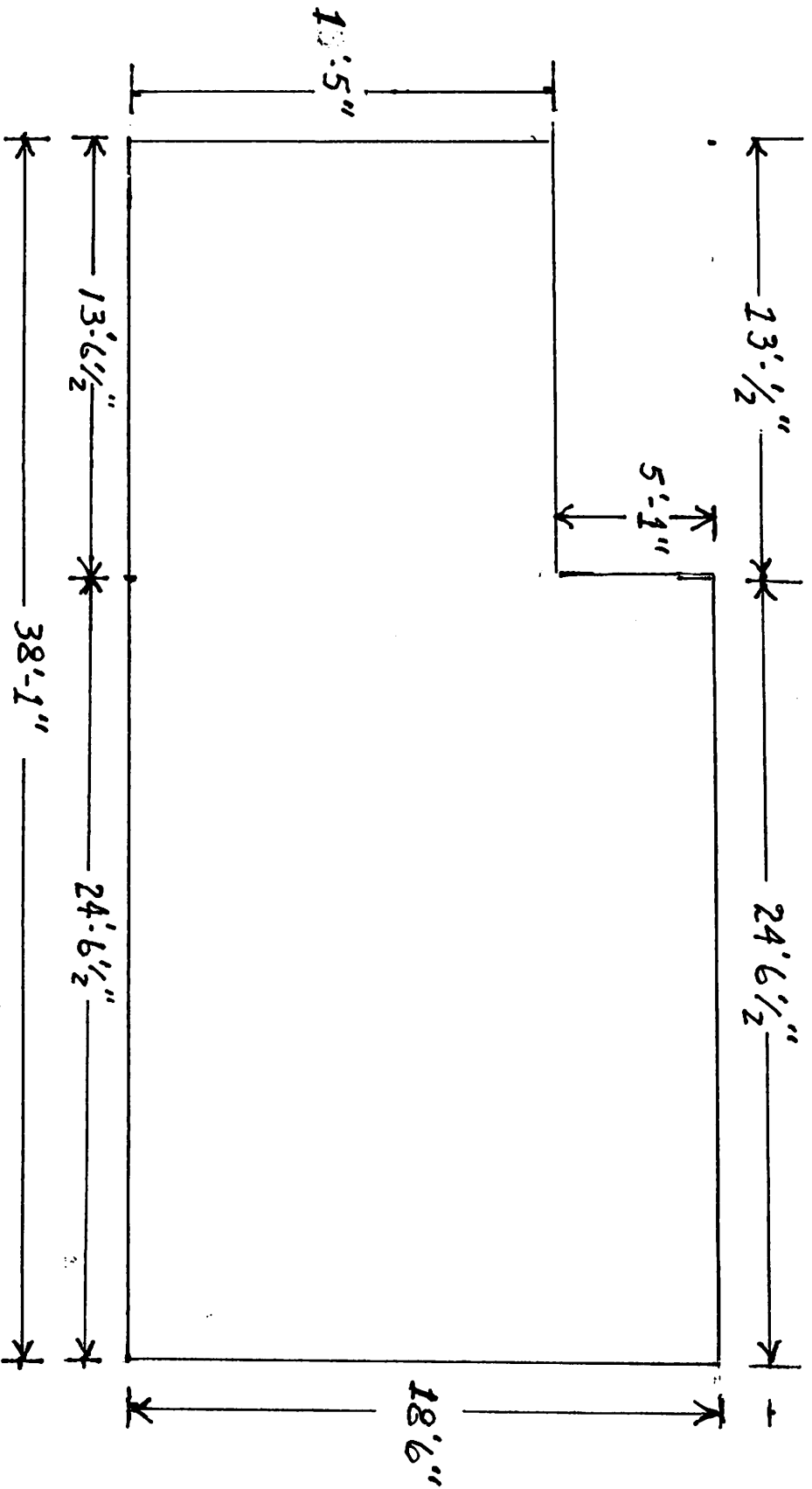
THIS IS POOR
WALL IN POSITION

OLD HOLT PROPERTY - ROUTE 45 TEMPLE, N.H.

SCALE = 1/8"

7/14/20

G. WILLARD



SCHOOL HOUSE

6

SCALE = $\frac{3}{16}"$

6/28/2020