

**Town of Temple**  
**Temple Land Use Committee**  
**August 25<sup>th</sup> at 6:30 PM**  
**Meeting Minutes**

A quorum was not present at 6:30 PM so the official meeting was delayed until 7 PM, when two additional members arrived to make a quorum of five.

Informal discussion while waiting for other committee member to arrive included a brief update from Fiske on actions taken since town meeting, and an introduction of a proposal from Steve Anderson for a possible solution to the parking problem in the village center.

Several months ago Anderson and several other residents discussed clearing out the area behind the town hall and church friendship hall to create additional parking spaces. Anderson feels this would solve the problem without having to move the highway garage. C. Kieley highlighted the success of the Birchwood as something that's really good for the town, but parking is a problem that needs to be addressed to support our local businesses. Cromwell took issue with Anderson representing the plan as being promoted by Doug Heck, a now deceased former resident and friend of many in town. Their discussion became heated and Anderson left the meeting.

The Land Use Committee discussed the merits of Anderson's proposal, with Fiske citing pros and cons to the plan. Cons included clearing trees and other vegetation, moving a pole that was difficult to install and would be costly to move, and relocating the septic which currently does not meet state regulations. While the committee was in agreement that having additional parking spaces in that location would be helpful, it does not address the pedestrian safety issues around the buildings. It was noted that on Tuesday night the village center was packed with cars parked along the town common and all around the town hall and church fire lane. This proposal needs further review and consideration, although Fiske feels it is likely not a viable option.

**The official meeting opened at 7 PM.**

Committee Members in Attendance: Tim Fiske, Christine Robidoux, Scott Hecker, Honey Hastings, Allan Pickman

Absent: Deborah Harling, George Willard, Lilliane LeBel, Kathy Boot

Also in attendance: Ken Caisse (Select Board), Connie Kieley, Gail Cromwell

Fiske requested a volunteer to serve as Secretary. There were no volunteers so C. Robidoux volunteered to take minutes for this meeting. Caisse (Select Board) offered to post on the town website that the Land Use Committee is looking for someone to serve as secretary.

Update from Fiske on Town Meeting outcome and actions taken since town meeting.

**ARTICLE 09: Highway Dept. study expendable capital reserve fund**

Shall the Town vote to establish a Highway Department Study Expendable Capital Reserve Fund, under the provisions of RSA 35:1, for the purpose of studying the relocation of the Highway Department to the Town owned property, formerly known as the Holt and Skladany properties (Temple Tax Maps 7A-36-1, as well as 7A-36), and to raise and appropriate the sum of forty-five thousand dollars (\$45,000) for related engineering, survey, architectural and other preliminary

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work that will assist in this study? Furthermore to authorize the Select Board would to serve as agents for this Fund. When completed, this study would result in a report to voters including estimated costs and financing, timing and aesthetics. (Select Board recommends) (CIP Committee Recommends)

Article 09 was petitioned by five voters to be by ballot.

Article 09 passed by ballot 127 yes, 73 no

UPDATE: Fiske brought in the surveyor to start working on the Holt property. He has also met with Kent Perry (Road Agent) to sketch out highway building needs and things like size and shape. Fiske noted that the costs of building materials are very high right now. Fiske also shared that he does not believe the entire \$45K approved in the warrant will be spent this year. Remaining funds go into the capital reserve fund for future use. Allan Pickman will work on drawings to present at town meeting in 2022.

Article #11 Lot line adjustments for lots on Route 45 was modified at Town Meeting. Final version read:

To see if the town will vote to raise and appropriate seven thousand dollars (\$7,000) for two possible lot line adjustments. Note that the original version says Map 2B-75-3 and Map 2B-75-4 (so they are spelled differently in the book). Also, in part B) again, Map 2B-75-1 is spelled differently from Map 2B-lot75-2.

A. To possibly merge Map 2B-75-3 and Map 2B-75-4 (note the spelling of the two Maps is different the original) into one lot for the purpose of selling it as a single house lot.

All of the rest of the article remains as written in the book:

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.

Article 11 as amended passed by voice vote.

UPDATE: Fiske spoke with Select Board and was tasked with contacting the homeowners adjacent to the properties on Route 45 to see if they were interested in purchasing any of the lots, in particular the one on the north side. They are interested. Fiske also spoke with Kathy Boot (member of this committee and local realtor) to get an idea on what the properties would sell for if listed. He shared those numbers with the homeowners and advised them to contact the Select Board if they are interested in moving forward with the purchase.

Fiske motion:

The Land Use Committee recommends Kathy Boot represent the town of Temple as the realtor for the properties on Route 45 (Lots 2B-75-2, 2B-75-3, 2B-75-4).

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Lot 2B-75-1 would be retained by the town and made into a trail easement after the lot line adjustment. The lot line adjustment should be brought to the Planning Board once the surveying is completed.

Pickman seconded the motion. Unanimous vote in the affirmative. Fiske will send recommendation to the Select Board.

In addition, the Land Use Committee will pursue surveying the properties in preparation for the lot line adjustment on the southerly lots and potential lot merge for the northerly lots.

**Article #12 Conservation Easement**

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) north of the existing stone wall.

Article 12 passed unanimous by voice vote

UPDATE from S. Hecker: The Conservation is pursuing leads and has approached the Monadnock Conservancy.

**Community Advisory Plan NH Charrette (Robidoux)**

All members of the Land Use Committee as well as the members of the audience present were familiar with the Charrette proposal. A representative from Plan NH will give a presentation on September 2<sup>nd</sup> at 7 PM for all interested in parties. Land Use Committee members are encouraged to attend. A letter of support from the Land Use Committee will be part of the Plan NH application. After the presentation, the Land Use Committee can discuss and hopefully approve the letter of support.

The town property being discussed for the Plan NH Charrette is adjacent to TES (Lot 6-19-1), and is also being considered for a solar array by the Renewable Energy Task Force. Since there is limited road frontage, Fiske contacted the State of NH regarding the lot on Route 101 adjacent to the State DOT building (Lot 2A-53) and a triangle portion of the lot adjacent to Lot 6-19-1 & Lot 6-20-1 to see if they would be interested in a swap. The state would get ownership of Lot 2A-53 and the town would get ownership of the road frontage triangle portion of the lot near TES and the reservoir. Fiske will follow-up with all appropriate parties to pursue the swap and hopefully set the process in motion.

**Other Business:**

Gail Cromwell expressed an interest in joining the committee. All committee members present were in agreement. Fiske motion to recommend Cromwell to the Select Board to become a member of the Land Use Committee. Hecker second. Unanimous approval. Cromwell's near perfect attendance record at all the Land Use meetings was cited as a positive and is very much appreciated.

**American Rescue Plan Act Funds received by the Town of Temple**

Caisse shared some potential uses for the funds with the Land Use Committee including technology upgrades so that meetings can be livestreamed, as well as the highway department move citing the safety concerns. Improvements to the town's playground, basketball, and tennis courts was also

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suggested by a resident. The Land Use Committee is willing to explore the appropriateness of spending these funds on the highway move and the town recreation area improvements, with assistance from the Select Board Assistant and NHMA. The Land Use Committee understands that any recommendations will be presented to town residents for input and Select Board approval.

Hastings motion to approve meeting minutes from April 21, 2021 Public Forum as amended, second by Hecker. Unanimous approval.

Fiske motion to adjourn at 7:40 PM, Hastings second. Unanimous approval.