

Town Land Use Committee

Meeting of December 15, 2021

Minutes

The meeting was called to order at 5 p.m. by Chairman Tim Fiske.

Present: Kathy Boot, Gail Cromwell, Scott Hecker, Lilliane LeBel, Honey Hastings (by telephone), Allan Pickman, Christine Robidoux, Tim Fiske

Absent: Deborah Harling, George Willard

Guest: Connie Kieley

1. The Minutes of August 25, 2021 were approved as amended. The draft minutes had contained a typographical error for the lot numbers on the proposed conservation easement and was corrected.

2. Tim updated the committee on progress since the last meeting.

One lot on Route 45 is in agreement to be sold to the abutter. The second lot has been advertised and there are two bidders with possibly a third also interested. The select board is handling this.

Tim has spoken with several persons at the state regarding the proposed swap of land owned by Temple next to the DOT Highway Garage (Lot 2A-53) on Highway 101 with a similarly small lot owned by the State next to the Temple Elementary School (Lot 6B-20) but this remains a work in progress. The exchange makes sense for both parties but it is likely to be next year before it happens.

Scott Hecker reported on working with the Monadnock Conservancy to obtain the easement on Lot 7A-35 as voted at Town Meeting. The Conservancy is very busy and we are #11 on their list. The warrant article does not expire at the end of 2021 so there is no rush to get it done this year. Scott will advise us as to possible cost, such as a survey. The Conservation Commission may be able to help with this.

Tim presented a Conceptual Site Plan prepared by Sandford Surveying and Engineering Co. for the relocated highway garage on Map 7A, Lot 36-1, the former Holt property, approximately across Route 45 from the town offices. The map covers approximately 2.5 acres and shows suggested locations for a 6-bay garage (spaces for 3 trucks, backhoe, grader, and loader), a lean-to type shed for smaller items such as the chipper, tractor, tools, tires, signs, etc., a salt shed, and two areas for stockpiling sand and gravel. The main garage will face south to accommodate potential solar panels. In addition to housing the vehicles it will have amenities such as an office, bathrooms, break room, etc. The existing well is good and will be preserved. The plan is attached.

Tim has discussed the possible plan with the main abutter, Bruce Kullgren, who wished only for additional screening on his property side. Since the land slopes up abruptly the screening will

be effective quickly. The existing natural tree buffer would be maintained to screen the site from Route 45, and other screening would be added as needed.

The only real issue that has emerged is a seepage area on the lower right-hand corner. This has been an exceptionally wet year but there does seem to be some sort of wet area that may have to be contended with. The water appears to drain down the slope and to the side of Route 45. Tim suspects that the area is gravel, as is the case in front of the town offices, which may facilitate a suitable drainage system. The Conservation Commission is being consulted on this area and will report back as soon as they meet to discuss their findings.

If necessary, the planned locations of the various equipment shed, salt shed, sand and gravel piles could be moved further away from the wet area.

Our Road Agent, Kent Perry, has been consulted and likes the plan.

The Committee has spent under \$5,000 to date. Tim expressed some worry that the Trust Fund voted by Town Meeting might not have been set up yet. The Trust Fund is to cover these bills. He will look into it.

3. Next steps.

It would make sense to merge the site in question (Map 7A -Lot 36-1) with the Skladany land (Map 7A Lot 36) in case the various components of the site plan need to move further away from the wet area. A merger would be preferable to a lot line adjustment: all that would be required is a request from the select board to the planning board.

On the subject of mergers, It was noted that a merger also makes sense for the “orphan lot” (7B 35-1) with the adjacent Town office site, 7A – 35, a previous recommendation by the Committee. Both are town properties.

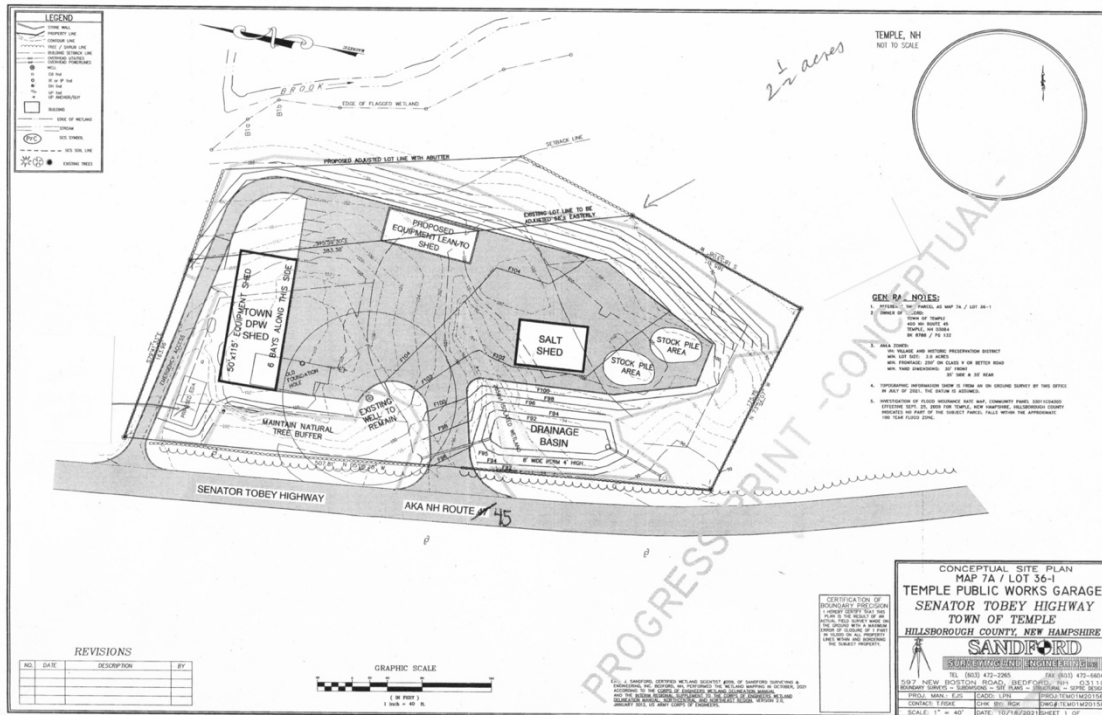
We need to prepare for a presentation to Town Meeting in March. Allan Pickman offered to sketch a potential garage building and the equipment shed, to illustrate what those buildings might look like. Christine wondered about putting out information to the town, such as a mailer, possibly even a forum. Tim is concerned that builders are very busy so it might be difficult to come up with cost estimates. The buildings would be the main cost of the project if we do the site work ourselves. Appropriate equipment would have to be rented for this. Tim suggested costs for such rentals and labor would most likely be below \$150,000. It is possible that electrical work could be run into a pole on the site.

We need to propose possibly several warrant articles: It would be important to have the town vote to approve the selected site and to allow work to begin. Another would be to put the money from the sale of the lots on Route 45 into a fund dedicated to the relocation of the highway garage.

It was decided to have a follow-up meeting as soon as possible. The group agreed on Thursday, January 6 at 5 pm.

Motion to adjourn was made by Allan, second by Gail, and so voted at 6:25.

Attached:



Draft Plan