

Town of Temple  
Temple Land Use Committee  
December 3, 2020 Meeting  
Final Minutes

Chair Tim Fiske called the meeting to order at 6:03. T. Fiske read the required language regarding the ability to hold the meeting electronically.

T. Fiske asked members present to confirm their attendance and whether they were alone. The following members so confirmed: Tim Fiske, Allan Pickman, George Willard, Christine Robidoux, Connie Kieley, and Scott Hecker. Lilliane LeBel subsequently joined the meeting.

Members absent: Deb Harling, Kathy Boot and Honey Hastings.

Other attendees: Gail Cromwell and John Kieley (note taker).

The minutes of the November 12 meeting were discussed. Motion by Connie Kieley, seconded by Allan Pickman to accept the minutes as written. Roll call vote showed unanimous approval.

Tim confirmed that he had heard back from Sandford engineers who provided the following:

- Their fees to resurvey the Rt 45 lots would be \$5000 to \$7000 depending on their ability to find the drill holes etc.
- Their fees to conduct the engineering work to relocate the Highway Department onto the former Holt lot would be \$25,000 “on the high side”. This would include:
  1. Survey
  2. Runoffs/retention pond
  3. Drawings
  4. Elevations
  5. Building locations
  6. Septic location and design

A discussion ensued about potential Warrant Articles for the Highway department relocation question. Consensus was:

- WA #1: To see if the Town wants to pursue the idea of relocating the Highway Department to the former Holt property
- WA #2: To see if the Town wants to appropriate the sum of \$25,000 to fund the engineering costs to develop a plan for the relocation

A discussion was held about relocating the Highway Department to the Holt lot:

- 2.3 acres

- Could incorporate part of town owned Skladany land if needed now or in the future
- Holt lot would be the cheapest to develop
- Would need to spend more on the building to make it attractive from Rt 45
- Noise would be no different than site #1
- No DES issues as long as don't cross stream
- Could do lot line adjustment as part of Sandford's work
  1. Would be easy to do
  2. Have to do survey anyway
  3. Maybe to middle of stream/stream not thought to be existing boundary
  4. There may be existing surveys on the Skladany and Holt lots
  5. Skladany thought to be bounded by stone walls
- Highway Dept could do site work for road if money raised for material/equipment; Raise say \$15,000 to \$20,000 and then see how far this goes
- Approach taken depends on how quickly the Town wants to get the work done
- Building costs would require a bond
- Warrant articles could be:
  1. \$7000 for reconfiguration of Rt 45 lots
  2. \$25,000 for engineering work on Holt lot
  3. \$20,000 to start site work on Holt lot; this could be put in a trust account so that any unspent amount carries forward
- Should advise abutters of possibility
  1. Holt option keeps operation in center of town and impacts the fewest people
  2. Would construct buffers on north and south sides of Holt lot
- In committee report call Holt option #1, Skladany from Rt 45 option #2 and Skladany from General Miller option #3. State that committee didn't feel #3 was appropriate

The Rt 45 lots were discussed:

- Contact the owners of the property in the middle of the four lots to see what level of interest they have including what land they might buy and at what price
- Select board should be the ones approaching them
- Conservation commission will discuss trail access. Terrain steep at road but gentle after that
- Land Use Committee could draft a warrant article for town meeting to reconfigure/sell these lots

Permanent conservation of the triangle between Rt 45 and Hadley Highway was discussed:

- Carve out the land surrounding the Fire Station and Municipal building with buffer for future development

- There is an existing stone wall that could serve as a line north of which would be protected
- Could carve out school house as well
- “Recommendation that the Conservation Commission and the Select Board work together to pursue an easement on town owned land north of the stone wall”.  
Unanimously approved.

Final Land Use Committee report to the Select Board:

- Modifications to draft were suggested. Connie Kieley to redraft and send to Committee members.
- Maps should be included
- Agreed that the Committee would meet on December 16 at 6:00 to finalize the report in order to have it available for the Select Board meeting on December 22.
- Tim Fiske will be the presenter on the 22<sup>nd</sup> but other members encouraged to attend.

Motion to adjourn at 6:58 by Connie Kieley, seconded by Allan Pickman and unanimously approved.

Minutes taken by John Kieley