

Town Land Use Committee

Minutes March 2, 2022

Present: Chairman Tim Fiske, Christine Robidoux, Allan Pickman, Lilliane Lebel, Kathy Boot, George Willard, Gail Cromwell, Honey Hastings, Scott Hecker

Guests: Connie Kieley, Anne Lunt, Bruce Kullgren, Paul Quinn and his daughter Stacey, Mrs. Black and her son, Mr. Black, Danny Cournoyer, Peter Allen

Chairman Fiske called the meeting to order at 5 pm. The minutes of the meeting of January 6, 2022, were approved as written (motion: Hastings, second Robidoux) .

The new wording of the warrant articles sponsored by the committee were explained. Cromwell reviewed how articles are written by the Select Board or by the various committees. The Select Board sends to the town attorney for review and ultimately they go the Department of Revenue Administration (DRA) for approval. The DRA did not like our original simple wording, such as the idea that the funds from the sale of the lots on Route 45 would be dedicated to the project. The result was that article was changed to very specific amounts, using the actual sales realized from two of the lots (\$59,800) and (\$71,000) , and an estimated amount from the third lot not yet on the market. (\$119,000). The estimated amount was based on considering the actual sales of various properties in the area in recent months and trying to be conservative.

A second change is that we are asking the town to approve actually beginning the project and to create a new trust for the funds from the sale of the lots to do so. The existing trust fund has about \$35,000 remaining and can be used for preliminary expenses as specified last year. Unused funds of that trust will go back to the town.

Tim explained that the funds being asked for in the new trust should cover the expenses of preparing the site. Some trees must be cut, land smoothed and shaped, and the plans followed for a drainage area as suggested by the recent hydrology study. Roadways need to be prepared. The objective would be to make the site “shovel ready” to improve the possibility of a grant to assist with the actual building. Tim had prepared several large scale copies of the site for the group to look at, to see exactly what would be required. A copy is attached.

Paul Quinn raised questions about why the site was chosen instead of the Skladany land, which was purchased just for town projects such as this. He showed a large map of the site. Tim explained that indeed we had considered 3 sites early on before selecting the current one being proposed. There are significant difficulties with locating the project off General Miller Highway. There is quite a lot of traffic on that road, raising the question of safety , and a number of houses at the entrance to Colburn Road that would be negatively affected both by

traffic and noise. In addition, there are substantial wetland areas and ledge that would have to be contended with. Tim agreed that the building on the Holt Property would be more visible but also much cheaper for the town to build there. We do plan significant screening, both to satisfy the abutters and to reduce visibility from Route 45.

The two abutters were present, Bruce Kullgren on the north and Mrs. Black on the south side. Both expressed concern about the effect on their property values. Tim and Bruce had already spoken about planting a significant tree/hedging border on his side to block the appearance of the building and possible noise. Mrs. Black and her son, Mr. Black, were just hearing about the project and asked how close to them would the building be. Tim promised to help them get that distance and that screening would be put in place. Trees are there now on the border but that provides high screening. Additional lower screening would be planted. The same would be true for screening from Route 45.

Peter Allen raised questions about costs and the meaning of the warrant articles. He would like more information.

Tim is still working on estimates for the actual building. He has an estimate of \$118,000 for a steel building but that would require possibly an additional \$200,000 for a foundation and the interior build out. He is working on an estimate for a wood building, which might be more expensive but also more attractive. He suggested that the site work could take a year or more, that electricity could be run to the site, and possibly even next winter the sand piles could be located there. He stressed that the project could be accomplished more cheaply if not rushed. Tim's frugality is legendary in these matters. When the site is ready and building plans are approved by the town, it is likely that the best way for the town to proceed would be with a bond of 10-15 years length.

Allan Pickman then showed the group a sketch of a possible building. There were a number of questions regarding dimensions so he promised a more detailed sketch for town meeting (the later sketch is attached). It would be a very minimal building with spaces for 6 pieces of equipment, a break/office room, and a bathroom. It might be divided into 3 sections to reduce heating costs as well as increased fire protection. The Renewable Energy Task Force, a town committee, is working on a possible grant for solar panels and the building is located to take maximum advantage of that.

The sketches of the site and the potential building example will be presented at town meeting.

Discussion turned to the status of the third lot on Route 45. Putting it on the market has been delayed by the necessity of going to the Planning Board which just took place. It may not be necessary to have an additional hearing, Kathy is ready to list when she is given the word. We are very appreciative of her help in making the two already completed sales.

The status of the planned exchange of land with the State was described by Tim. He continues to discover history regarding how these plots were created but is hopeful that the plan can go

forward. A warrant is scheduled for town meeting to allow the town to buy property. It already has the authority to sell property, such as the Route 45 lots, but cannot buy property without adopting a particular state RSA. Town meeting will be asked to vote that.

The next item was a request by Robidoux for input from Land Use Committee members on the Plan NH Charrette application that had been shared prior to the meeting for review. Fiske and Hecker sent a correction and comments before the meeting and their recommendations were incorporated into the document.

Kathy Boot asked for clarification around the wording on page 2, second paragraph, second sentence:

"The town is currently considering relocating the highway department to a site down the road on Route 45..."

Robidoux noted that Nicole Concordia of the Planning Board also asked about this. This text will likely be updated after town meeting, given that the town will be voting on the Highway relocation warrant articles prior to the Charrette application being submitted. After further discussion, the text will remain as is for now, recognizing it will likely change in the final version.

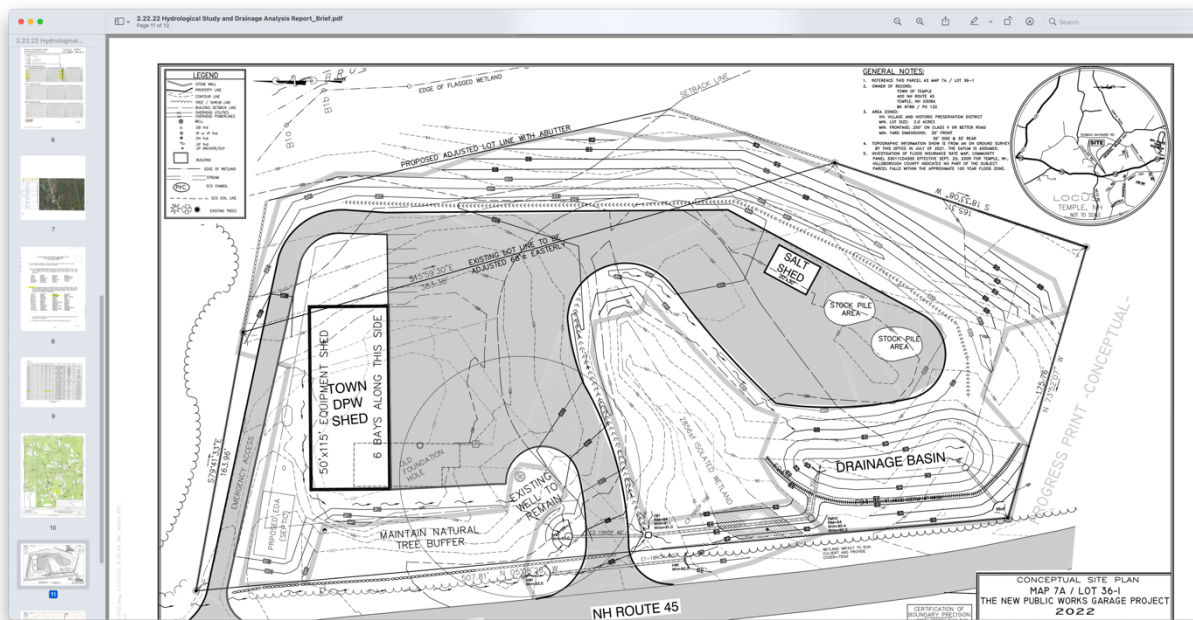
Boot also requested the addition of information relative to parking on the town common. The Town passed a warrant article in 1994 to allow parking on the common. Boot suggested that the town reconsider that decision. Robidoux will draft text to be added to let the Charrette team know the history of parking on the common, and request general parking recommendations.

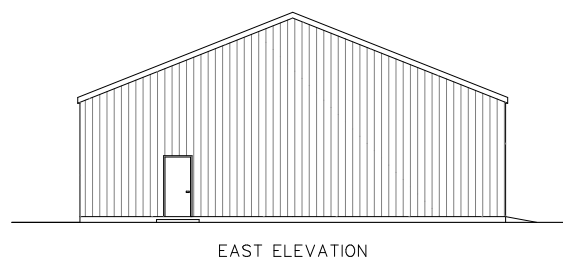
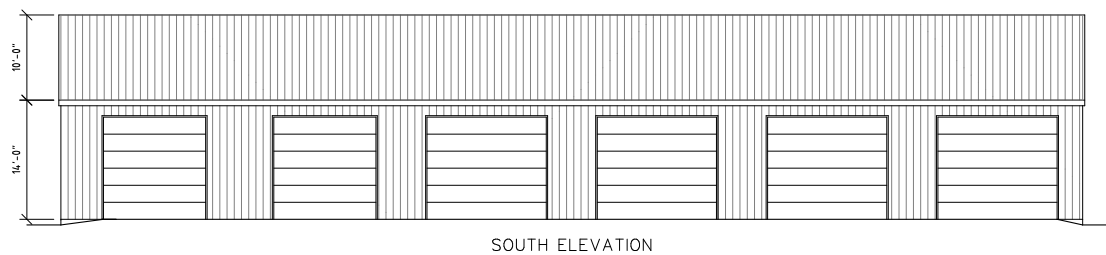
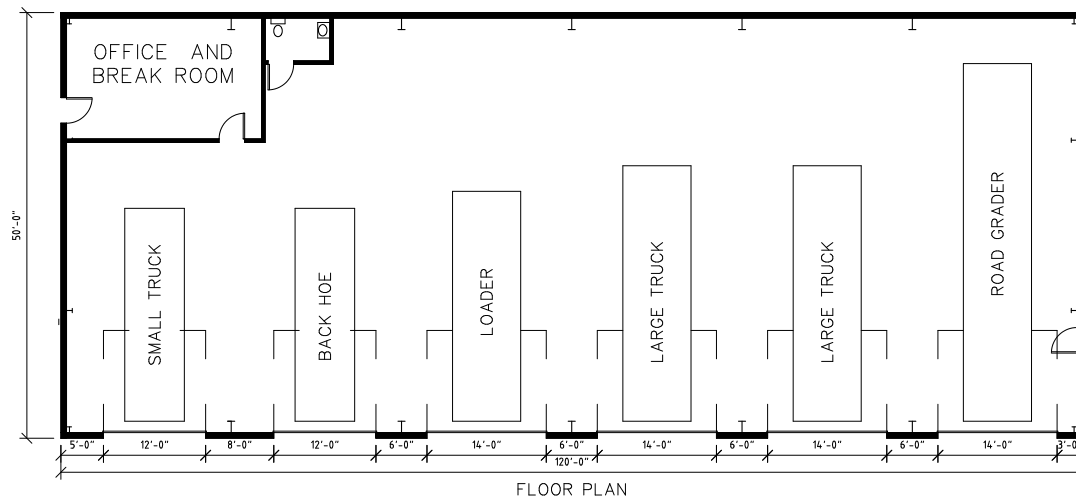
A motion was made to support the CAC's proposed Plan NH Charrette (Fiske), second by Hastings. All in favor. Robidoux will send the support template to Fiske for signature.

The meeting adjourned at 6:45. (Motion by LeBel, second by Hastings.)

Respectfully,
Gail Cromwell

attachments:
Plan for Site
Building Sketch





PRELIMINARY BUILDING DESIGN
120' X 50' HIGHWAY GARAGE
HIGHWAY DEPARTMENT
TOWN OF TEMPLE, NH.