

TEMPLE LAND USE COMMITTEE  
NOVEMBER 12, 2020 MEETING  
FINAL MINUTES

Chair Tim Fiske called the meeting to order at 6:00 PM and notified the participants that this hearing was being held electronically pursuant to Executive Order 2020-04, Section 8, Emergency Order #12 Section 3.

A roll call of members present was taken. Members in attendance were Tim Fiske, Christine Robidoux, Allan Pickman, Kathy Boot, George Willard, Scott Hecker, Deb Harling, Connie Kieley and Lilliane LeBel. Honey Hastings later joined the meeting. All reported to be alone.

Also in attendance was Gail Cromwell and John Kieley (note taker).

The minutes of the 10/22/20 meeting was discussed and amended. Motion by Fiske, second by Connie Kieley to accept the minutes as modified. Roll call vote unanimously approving.

Tim confirmed that the \$880 bill from Sandford for survey work had been approved and submitted for payment.

A discussion of the pros and cons of alternative sites for the Highway Department on the Skladany and Holt properties was held. Specifics were:

- Site 2 off General Miller Highway was thought to be problematic due to the number of houses in close proximity
- Both sites 1 and 2 would require DES permits although site 1 would be more expensive due to the need to construct a stream crossing vs just a drainage ditch on site 2.
- Tim reported that the test pits at sites 1 and 2 showed only about 3' of cover to ledge. Soils at both sites were not good which would require that good material be hauled in for building construction, leveling the area required and septic. Both sites would be relatively expensive to develop.
- It was confirmed that a 1.5 acre area could be developed at site 1 without needing a DES permit. Further development would involve a drainage ditch around wetlands.
- Tim described how the former Holt land could be a third alternative (now called Site 3).
  1. The soils are better and there would be no wetlands impact.
  2. Cost savings vs sites 1 and 2 would include no DES permit, no stream crossing or drainage ditch and less imported fill.
  3. Downside is that building etc. would be close to Rt 45 so you might need to spend more on the building etc. to make the aesthetics acceptable.
  4. Tim confirmed that the existing septic on the Holt land would need to be replaced.

5. The Holt land is 2+acres so is large enough for the Highway department.
6. To accommodate the Highway Department, the hill on the property would need to be leveled. This would provide fill needed for the southern and eastern sides of the property. It was suggested that a berm could be left on the Rt 45 side to screen the building etc.
7. It would be good to “buffer” the site from the house on the south side.

Next steps were discussed:

1. Need more information before ready to bring to the Select Board.
2. Information would include estimated costs to develop and general pros and cons.
3. Suggestion to propose a warrant article in March for say \$10,000 to \$20,000 to finance further study of sites 1 and 3.
4. George Willard reported that he was in favor of selling the two southerly Rte 45 lots across from the Chris Weston preserve “as is” with just a trail easement vs corridor.
5. Tim to talk with Sandford to see what could be accomplished with the \$2,120 remaining in our 2020 budget and what might be needed for a 2021 warrant article to determine cost comparisons for site 1 & 3.
6. Tim to also ask Sandford for quote to survey recommended reconfiguration of Rt 45 lots.
7. Committee agreed that another meeting was necessary to set budgets, review the Recommendations doc and a strategy for 2021. Meeting set for December 3, 2020 at 6:00 PM via zoom.
8. Connie to update and resend the Recommendations document. Connie requested that all review carefully and be prepared to edit at the next meeting.

Motion to adjourn at 6:52 by Connie Kieley, second by Lilliane LeBel. Unanimously approved by roll call vote.

Notes taken by John Kieley

Minutes submitted by Connie Kieley

# SANDFORD

## SURVEYING AND ENGINEERING

597 New Boston Road www.sandfordsurvey.com  
Bedford, NH 03110-4111 mail@sandfordsurvey.com  
p. 603-472-2265 fax. 603-472-6604

# Invoice

Date	Invoice #
10/20/2020	13977

P.O. No.	Due Date
	10/20/2020

Bill To:
Town of Temple c/o Tim Fiske P.O. Box 30 Temple, NH 03084

Proj. Man.	Project
EJS	TEM01M20156E

site-road	site-town
Route 45	Temple

Date	Task	Time	Description	Amount
10/15/2020	CivEng	2	Site Visit and GPS for DPW Highway Garage Feasibility	160.00
10/19/2020	CivEng	0.75	Process GPS Data	60.00
10/19/2020	CivEng	1.5	Base Map	120.00
10/19/2020	CivEng	0.75	Soils Review	60.00
10/19/2020	CivEng	2.5	Over all Presentation feasibility plan 1"=200'	200.00
10/20/2020	CivEng	0.5	Splice together Tax Maps (Abutters were on 4 different tax maps)	40.00
10/20/2020	CivEng	3	100 Scale Presentation Plans for Site 1 & Site 2	240.00

Thank you for your business.

**Total** \$880.00

Terms: Due upon receipt of invoice. A finance charge of 2.0% per month will be applied to any invoice not paid in full within thirty (30) days. Projects with unpaid balances over thirty (30) days old are subject to suspension of work. Any legal fees or other collection fees incurred by Sanford Surveying & Engineering, Inc. as a result of collecting any unpaid fees shall be reimbursed by the client.

**Payments/Credits** \$0.00

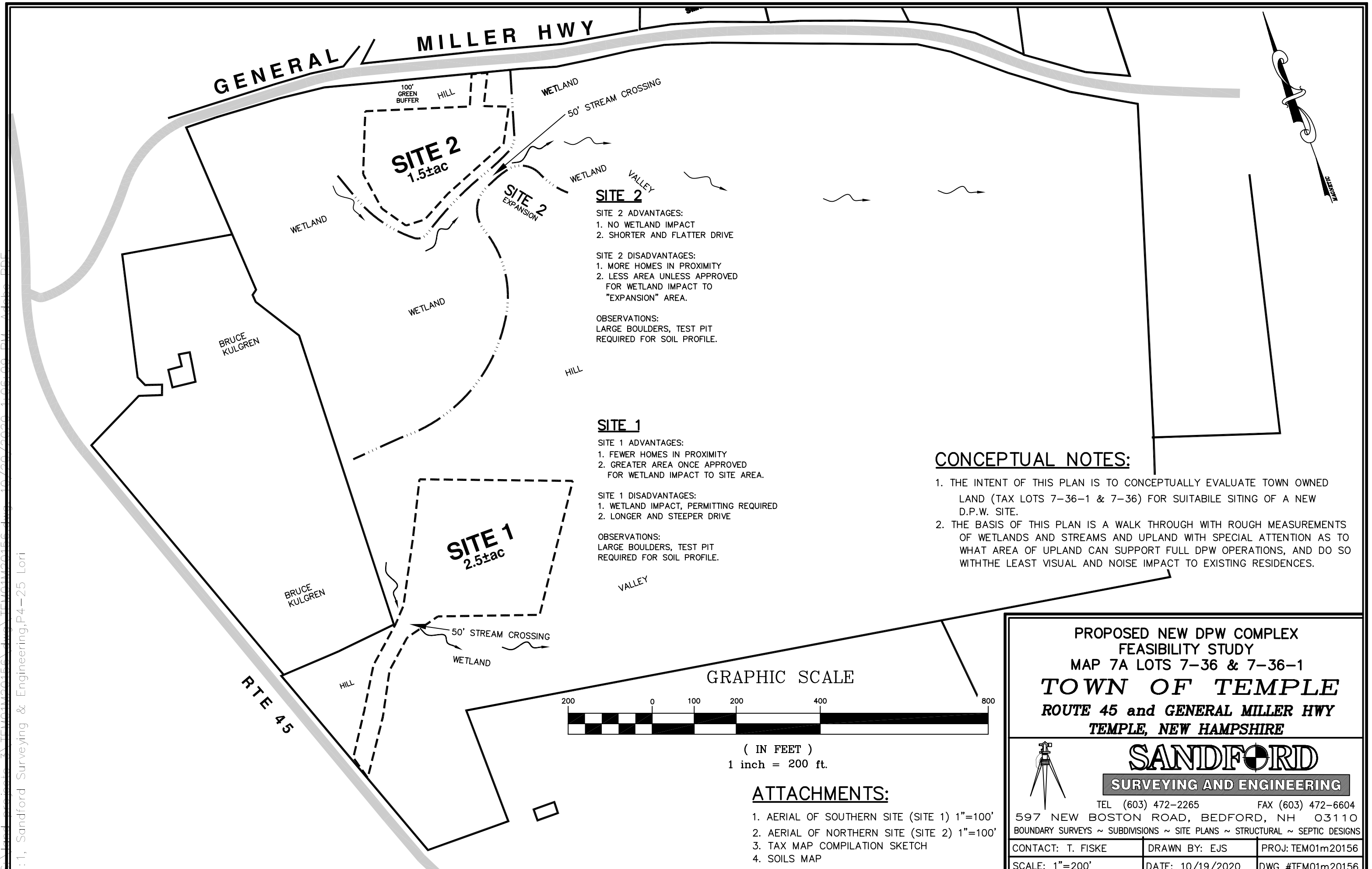
**Balance Due** \$880.00

To opt in to e-mail billing, please e-mail cara@sandfordsurvey.com.

All major credit cards are now accepted.

Invoices totaling greater than \$1000 will result in a 3% Credit Card processing fee

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1:1, Sandford Surveying & Engineering,P4-25 Lori



**SITE 2**  
1.5±ac

**SITE 2**  
EXPANSION

**SITE 2 ADVANTAGES:**  
1. NO WETLAND IMPACT  
2. SHORTER AND FLATTER DRIVE

**SITE 2 DISADVANTAGES:**  
1. MORE HOMES IN PROXIMITY  
2. LESS AREA UNLESS APPROVED FOR WETLAND IMPACT TO "EXPANSION" AREA.

**OBSERVATIONS:**  
LARGE BOULDERS, TEST PIT REQUIRED FOR SOIL PROFILE.

**SITE 1**

**SITE 1 ADVANTAGES:**  
1. FEWER HOMES IN PROXIMITY  
2. GREATER AREA ONCE APPROVED FOR WETLAND IMPACT TO SITE AREA.

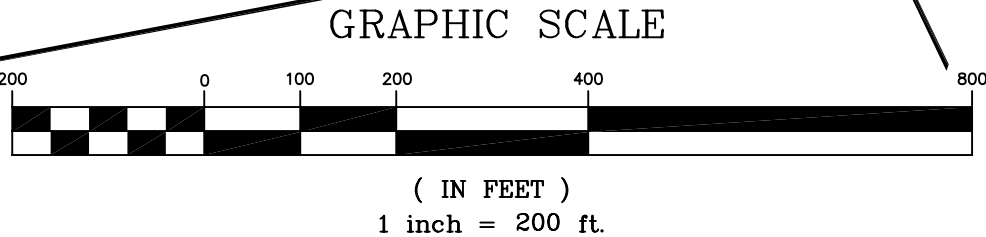
**SITE 1 DISADVANTAGES:**  
1. WETLAND IMPACT, PERMITTING REQUIRED  
2. LONGER AND STEEPER DRIVE

**OBSERVATIONS:**  
LARGE BOULDERS, TEST PIT REQUIRED FOR SOIL PROFILE.

**CONCEPTUAL NOTES:**

1. THE INTENT OF THIS PLAN IS TO CONCEPTUALLY EVALUATE TOWN OWNED LAND (TAX LOTS 7-36-1 & 7-36) FOR SUITABLE SITING OF A NEW D.P.W. SITE.

2. THE BASIS OF THIS PLAN IS A WALK THROUGH WITH ROUGH MEASUREMENTS OF WETLANDS AND STREAMS AND UPLAND WITH SPECIAL ATTENTION AS TO WHAT AREA OF UPLAND CAN SUPPORT FULL DPW OPERATIONS, AND DO SO WITH THE LEAST VISUAL AND NOISE IMPACT TO EXISTING RESIDENCES.



- ATTACHMENTS:**
1. AERIAL OF SOUTHERN SITE (SITE 1) 1"=100'
  2. AERIAL OF NORTHERN SITE (SITE 2) 1"=100'
  3. TAX MAP COMPILATION SKETCH
  4. SOILS MAP

PROPOSED NEW DPW COMPLEX  
FEASIBILITY STUDY  
MAP 7A LOTS 7-36 & 7-36-1  
**TOWN OF TEMPLE**  
ROUTE 45 and GENERAL MILLER HWY  
TEMPLE, NEW HAMPSHIRE

**SANDFORD**  
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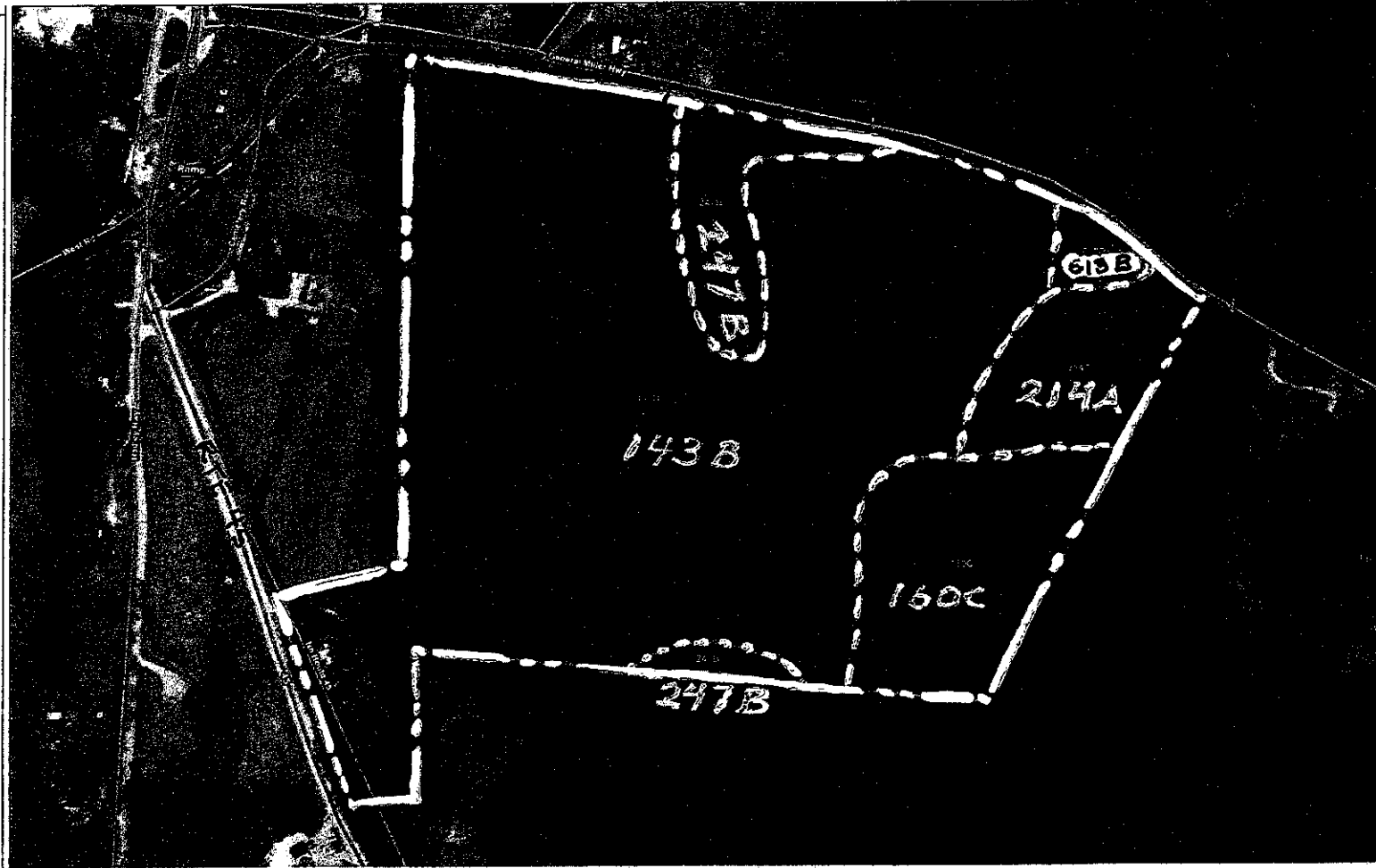
TEL (603) 472-2265 FAX (603) 472-6604  
597 NEW BOSTON ROAD, BEDFORD, NH 03110  
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

CONTACT: T. FISKE	DRAWN BY: EJS	PROJ: TEM01m20156
SCALE: 1"=200'	DATE: 10/19/2020	DWG #TEM01m20156

Hillsborough County, New Hampshire, Western Part (NH602)

Hillsborough County, New Hampshire, Western Part (NH602)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
143B	Monadnock fine sandy loam, 0 to 8 percent slopes, very stony	39.3	74.2%	WELL DRAINED
160C	Tunbridge-Lyman-Monadnock complex, stony, 8 to 15 percent slopes	6.0	11.4%	WELL DRAINED
214A	Naumburg fine sandy loam, 0 to 3 percent slopes	3.6	6.8%	POORLY DRAINED
247B	Lyme fine sandy loam, 0 to 8 percent slopes, very stony	3.2	6.1%	POORLY DRAINED
613B	Croghan loamy fine sand, 3 to 8 percent slopes	0.8	1.6%	MED. WELL DRAINED
Totals for Area of		53.0	100.0%	



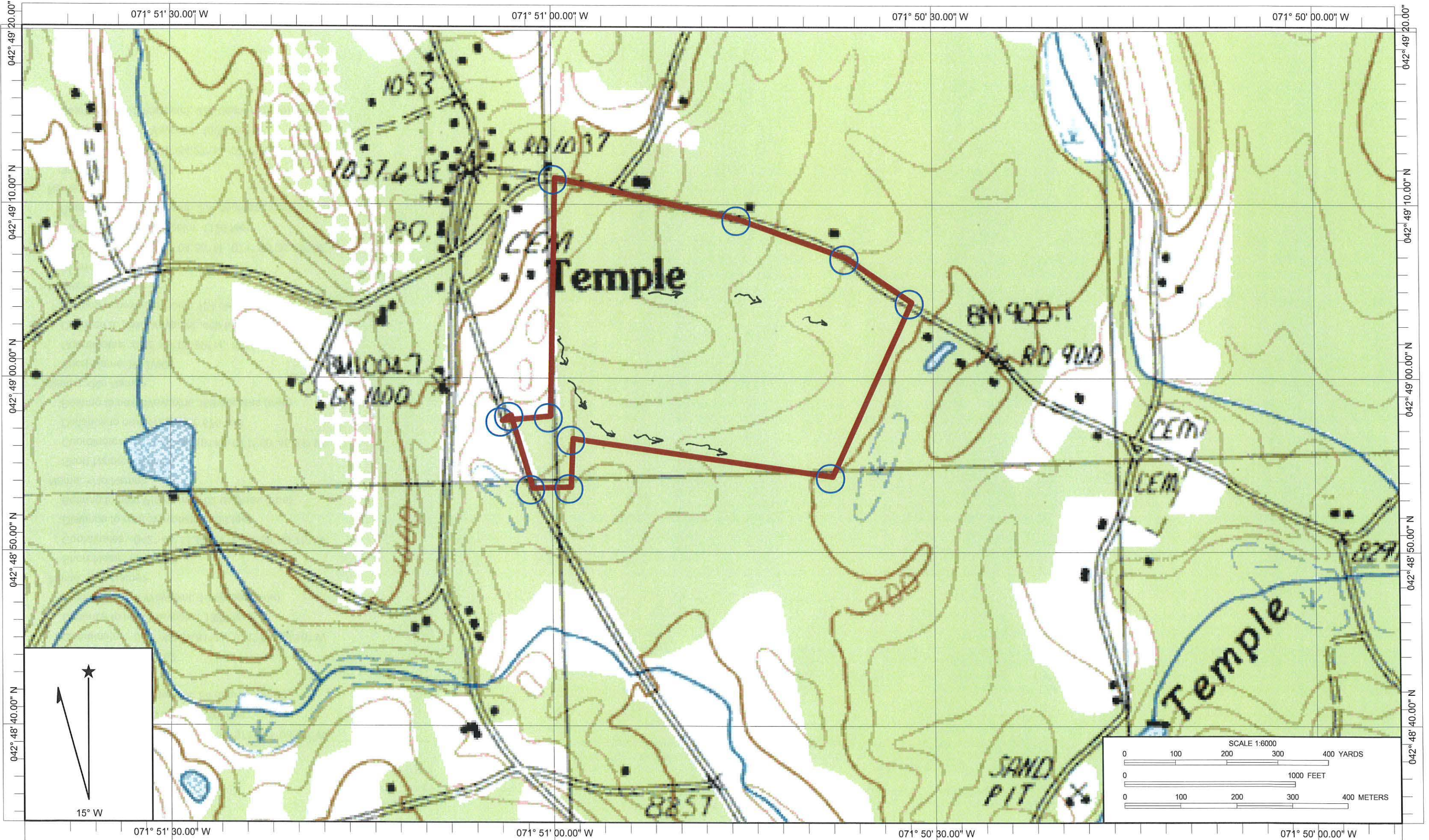
Soils Map

10/20/2020







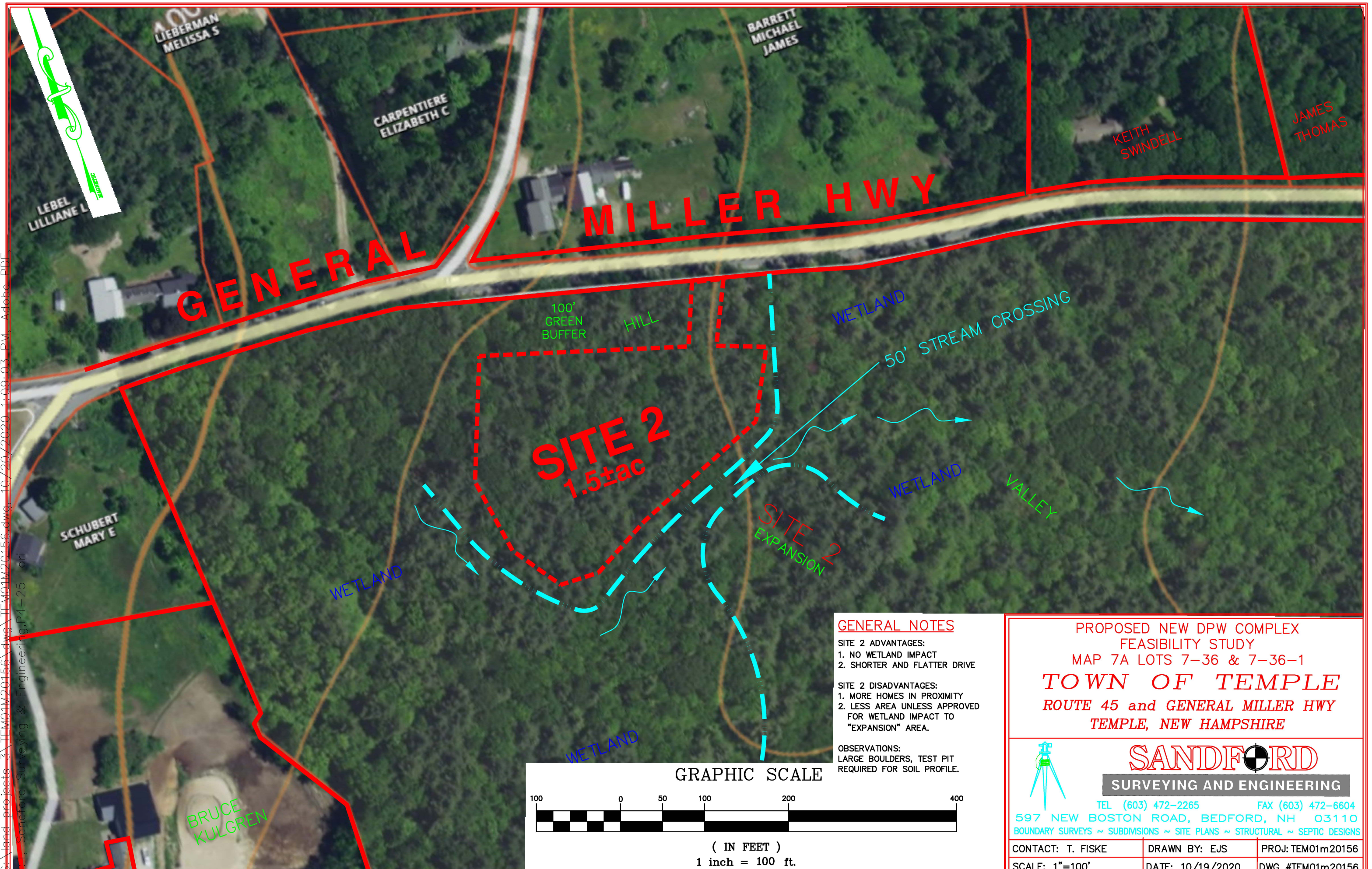


Name: GREENVILLE  
Date: 10/19/2020  
Scale: 1 inch equals 500 feet

Location: 042° 48' 57.34" N 071° 50' 47.50" W  
Caption: TempleDPW\_Site



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m, Sandford Surveying & Engineering, P4-25 Lori



**GENERAL NOTES**

**SITE 2 ADVANTAGES:**

- 1. NO WETLAND IMPACT
- 2. SHORTER AND FLATTER DRIVE

**SITE 2 DISADVANTAGES:**

- 1. MORE HOMES IN PROXIMITY
- 2. LESS AREA UNLESS APPROVED FOR WETLAND IMPACT TO "EXPANSION" AREA.

**OBSERVATIONS:**

LARGE BOULDERS, TEST PIT REQUIRED FOR SOIL PROFILE.

**GRAPHIC SCALE**



( IN FEET )

1 inch = 100 ft.

PROPOSED NEW DPW COMPLEX  
FEASIBILITY STUDY  
MAP 7A LOTS 7-36 & 7-36-1

**TOWN OF TEMPLE**  
**ROUTE 45 and GENERAL MILLER HWY**  
**TEMPLE, NEW HAMPSHIRE**



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CONTACT: T. FISKE

DRAWN BY: EJS

PROJ: TEM01m20156

SCALE: 1"=100'

DATE: 10/19/2020

DWG #TEM01m20156



GENERAL NOTES

- SITE 1 ADVANTAGES:
- 1. FEWER HOMES IN PROXIMITY
  - 2. GREATER AREA ONCE APPROVED FOR WETLAND IMPACT TO SITE AREA.

- SITE 1 DISADVANTAGES:
- 1. WETLAND IMPACT, PERMITTING REQUIRED
  - 2. LONGER AND STEEPER DRIVE

OBSERVATIONS:  
LARGE BOULDERS, TEST PIT  
REQUIRED FOR SOIL PROFILE.

BRUCE  
KULGREN

HILL

SITE 1  
2.5±ac

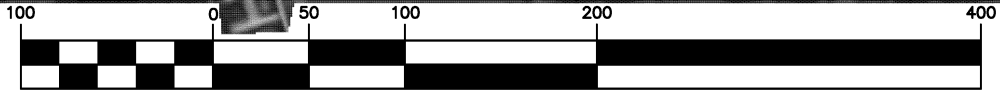
VALLEY

50' STREAM CROSSING

WETLAND

BLACK  
KATHERINE H

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

PROPOSED NEW DPW COMPLEX  
FEASIBILITY STUDY  
MAP 7A LOTS 7-36 & 7-36-1  
**TOWN OF TEMPLE**  
ROUTE 45 and GENERAL MILLER HWY  
TEMPLE, NEW HAMPSHIRE



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