

Town Land Use Committee

Minutes

November 14, 2022

Present: Tim Fiske Chairman, Honey Hastings, Christine Robidoux, Gail Cromwell, Allan Pickman, Lilliane LeBel, Scott Hecker
Absent: Kathy Boot, George Willard
Guests: Connie Kieley, Camilla Lockwood

Tim called the meeting to order at 5 pm. The Draft Minutes of October 5 were reviewed with several corrections noted before being approved as amended.

Gail commented that the sales of the 3 lots on Route 45 have totaled \$237,433, which is \$12,367 short of fully funding the new Reserve Account for the highway relocation of \$249,800. The shortfall was due to the final large lot selling for less than the anticipated \$120,000. These three lots are now on the Temple assessed property list and will be paying taxes into the General Fund.

Tim opened the discussion asking for thoughts regarding the recent Charrette. He personally felt that the Charrette staff was very professional and raised a number of important questions. He was troubled however by several of the recommendations. Lilliane agreed they were very competent but noted that putting housing on the Skladany land was not practical and recreational use for that land was clearly favored. Other observations from the group:

It was perplexing that main street should be narrowed to increase greenspace, that white markings such as for parking spaces were not favored, that a parking lot on the lower common was a bad idea, that the tables intended to create discussions tended to be self-selected like-minded people rather than diverse groups, etc. Despite considerable advertising of the event and an excellent flyer people still did not attend, saying I forgot, or I didn't know about it.

It was noted that the final report has not yet been received so we are not sure of their recommendations. However, there seemed to be a disconnect between opinions expressed by the residents on Friday and the recommendations that were presented the following day.

The highway garage potential move was discussed mostly in terms of safety without a full discussion of other reasons.

Given the rather poor attendance history of forums in Temple, can we expect to have an effective one?

Connie suggested 3 mailings, notices on Face Book, etc., would be necessary to get real facts out regarding why the highway garage needs to be moved.

In response to the positive feedback to traffic calming suggestions in the village center on Route 45 approaching the village center during the charrette, Christine shared information about the Complete Streets program and the different levels of participation in that program. Focusing on improved safety in the village center would be a good place to start. How can we calm the traffic going through town? SWRPC is our Complete Street program representative, and we should start by talking to them. Initially, the Select Board would pass a resolution to follow the guidelines, such as improving safety. This would enable the town to apply for grants for even minor improvements.

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It was generally felt that a definitive listing of basic facts supporting relocation would be the first step needed. What is wrong with the present garage? Tim had a list and Lilliane offered to help write it up. Cam offered to get information about Wilton's problem.

We are facing a Highway Dept. staff that is aging. Future problems include the difficulty of obtaining CDL licenses now that the state requires official training. An applicant has to pay \$5-6000. If a town paid for a potential worker, the worker could go anywhere after receiving a license. A contract could be used to require the worker to stay with the town until the cost was paid off. This is a difficult situation. Workers these days may want different benefits than we offer. Although the town has an excellent health insurance policy, younger workers especially without families are not really interested. Having a decent facility to work in is important: Clean break rooms, being able to have a hot lunch, safety, etc.

How to proceed. Should we prepare a warrant for town meeting that would focus on the location of the new facility, not one that asked for money. The warrant passed last March provides sufficient funds for site preparation. The project must be "shovel ready" before you can apply for grants.

We have two possible sites and could prepare estimates for each based on today's costs. Do we wish to reopen the discussion about the first site again? The more inland site will require blasting to level out a ledge, adding to the cost of that site. The latest survey by Sandford was studied. The driveway will also be more expensive, approximately 350 feet, but it will eliminate the visibility from the highway. People have indicated they care about visibility, even though the present highway garage site is highly visible. Tim believed he could get rough numbers for clearing and blasting.

One result of the Charrette was the frequently stated desire to use the Skladany land for recreation trails, for hiking and horseback riding. One possibility would be to ask the town to put a conservation easement on the land with X acres held out for the new highway site.

Christine reported that this project has been discussed going back to 2003, according to old meeting minutes. . It would be helpful if we had a timeline for how the project could be achieved over the next few years. With costs associated with each phase.

Step one is the critical need for a Fact Sheet. The next meeting will be Monday December 5 at 5 pm.

On a different subject, the conservation easement on the Triangle (northern portion of lot 7A-35) is estimated to cost approximately \$22,500, paid by the Conservation Commission.

The meeting adjourned at 6:27 pm.

Respectfully submitted,
Gal Cromwell

Attached: sketch of new location for Highway Garage on Skladany land.

LEGEND

STONE WALL
PROPERTY LINE
CONTOUR LINE
TREE / SHRUB LINE
BUILDING SETBACK LINE
OVERHEAD UTILITIES
OVERHEAD POWERLINES
WELL
GB fnd
IR or IP fnd
DH fnd
UP fnd
UP ANCHOR/GUY
BUILDING
EDGE OF WETLAND
STREAM
SCS SYMBOL
SCS SOIL LINE
EXISTING TREES

GENERAL NOTES:

1. REFERENCE THIS PARCEL AS MAP 7A / LOT 36
(WITH ACCESS ACROSS LOT 36-1)
2. OWNER OF RECORD:
TOWN OF TEMPLE
400 NH ROUTE 45
TEMPLE, NH 03084
BK 8788 / PG 132
3. AREA ZONED:
VH: VILLAGE AND HISTORIC PRESERVATION DISTRICT
MIN. LOT SIZE: 2.0 ACRES
MIN. FRONTAGE: 250' ON CLASS V OR BETTER ROAD
MIN. YARD DIMENSIONS: 35' FRONT
35' SIDE & 35' REAR
4. TOPOGRAPHIC INFORMATION SHOW IS FROM AN ON GROUND SURVEY
BY THIS OFFICE IN SEPTEMBER 2022 AND 2' LIDAR CONTOURS FROM
THE NEW HAMPSHIRE GRANIT GIS. THE DATUM NAVD-88.
5. INVESTIGATION OF FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL 33011C0430D EFFECTIVE SEPT. 25, 2009 FOR TEMPLE, NH,
HILLSBOROUGH COUNTY INDICATES NO PART OF THE SUBJECT
PARCEL FALLS WITHIN THE APPROXIMATE 100 YEAR FLOOD ZONE.
6. THE INTENT OF THIS PLAN IS TO LAY OUT A FEASIBLE WORKING
DPW SITE WITH SHED, EQUIPMENT STORAGE, STOCKPILING AREAS.
PARAMETERS USED FOR THIS DESIGN:
A. LOCATE IN WELL SCREENED AREA
B. OTHER THAN CROSSING, MAINTAIN 50' FROM WETLAND TO
BUILDINGS OR TRAVELED SURFACE.
C. KEEP THE DISTURBED AREA IMPACT UNDER 100,000sf
D. USE THE EXISTING UPPER DRIVEWAY ON LOT 7-36-1
FOR ACCESS.
E. SHOW POSSIBLE LOT LINE ADJUSTMENT TO
ISOLATE 7-36-1

MAP 7A / LOT 7-35
TOWN LAND

MAP 7A / LOT 7-37
KULGREN

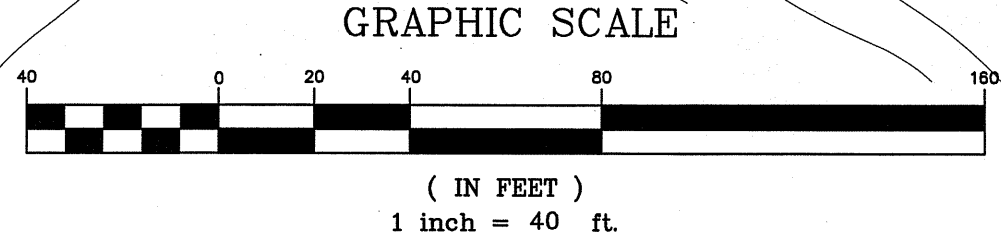
MAP 7A / LOT 36
TOWN LAND
64.61ACRES

INSET PLAN
SHOWS FULL LOT
1"=400'

MAP 7A / LOT 36-1
TOWN LAND
64.61ACRES

MAP 7B / LOT 7-36-2
BLACK

NO.	DATE	DESCRIPTION	BY



EARL J. SANDFORD, CERTIFIED WETLAND SCIENTIST #208, OF SANDFORD SURVEYING & ENGINEERING, INC. BEDFORD, NH, PERFORMED THE WETLAND MAPPING IN OCTOBER, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFICATION OF
BOUNDARY PRECISION
I HEREBY CERTIFY THAT THIS
PLAN IS THE RESULT OF AN
ACTUAL FIELD SURVEY MADE ON
THE GROUND WITH A MAXIMUM
ERROR OF CLOSURE OF 1 PART
IN 10,000 ON ALL PROPERTY
LINES WITHIN AND BORDERING
THE SUBJECT PROPERTY.

CONCEPTUAL SITE PLAN
MAP 7A / LOT 36
THE NEW PUBLIC WORKS GARAGE PROJECT
(WITH ACCESS THROUGH OTHER TOWN LAND LOT 36-1)
2023

SENATOR TOBEY HIGHWAY
TOWN OF TEMPLE
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING

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

PROJ. MAN.: EJS	CADD: LPN	PROJ: TEM01M20156
CONTACT: T.FISKE	CHK BY: RGK	DWG#: TEM01M20156
SCALE: 1" = 40'		DATE: 10/18/2021 SHEET 1 OF