

TOWN OF TEMPLE
TEMPLE LAND USE COMMITTEE

October 22, 2020 Meeting
FINAL Minutes

Chairman Fiske called the meeting to order at 6:00 PM stating that the meeting was being held electronically pursuant to Executive Order 2020-04, Section 8, Emergency Order #12, Section 3.

Roll call committee member attendance present and alone: Tim Fiske, Allan Pickman, Honey Hastings, Connie Kieley, Scott Hecker, Lillian LeBel, Christine Robidoux, Deb Harling, George Willard, and Kathy Boot.

Additional attendee: Gail Cromwell.

Motion to accept the minutes of the September 24 meeting as amended. Approved unanimously by roll call vote.

New Business:

1) Route 45 Lots:

The Committee reviewed sketches and an explanatory document (see attached) sent by Alan Pickman. The material showed potential lot line adjustments and/or mergers of the four lots (2B-75-1, 2B-75-2, 2B -75-3 and 2B-75-4). These adjustments/mergers would combine lots to eliminate shared driveways and possibly improve salability.

- a) There was much discussion regarding value of lots "as is" vs combined. There was no final determination of value comparisons.
- b) There was a question related to Current Use if these lots were merged. The problem of not enough land for current use but lots and frontage large enough to be taxed for a second lot could be eliminated with a deed restriction. More study/research needed.
- c) The committee noted that sale of these lots would be a Select Board decision and that any cost related to merging these properties would be assigned to the Select Boards line items in the budget.

2) Report by Tim Fiske on meeting with Sanford Surveying and Engineering re: possibility of moving the Highway Department to the Skladany/Holt Lots:

Tim Fiske reported that he met with Earl from Sandford Surveying and Engineering and walked the properties beginning at the Holt lot on Route 45, across the Skladany lot ending up on General Miller Highway. Several issues were discussed:

- i) The Committee had previously determined that the preferred entrance to the proposed new site for the Highway Department was off Route 45 across from the Municipal Building/Fire Station. This access would be across the Holt lot onto the Skladany lot.
- ii) The engineer noted that DES would require that a bridge be built to cross the intermittent stream between the two lots. The bridge would have to be constructed to DES standards. The estimated cost is approximately \$50,000 to \$60,000.

- iii) The engineer also noted that disturbing more than 2 and ½ acres, inclusive of road construction, would require a State Site Specific permit. Tim felt the Site Specific permitting process would be lengthy taking possibly up to a year.
- iv) The location of the proposed site is approximately 500 feet from Route 45. The width of the road would be a minimum of 14'. The engineer estimated that the road alone would take ½ acre of the 2 ½ acres. Tim explained that the present Highway Dept. site encompasses approximately 1 acre. While the 2 and ½ acre limitation might be doable it is less than desirable.
- v) The engineer felt that a another feasible, less expensive option would be to access a different site on the Skladany lot from General Miller Highway. This entrance would be located approximately opposite Colburn Rd.
- vi) Tim will meet with the Select Board on Tuesday, October 27 to request permission to dig several test pits on both locations on the Skladany lot. The purpose of the test pits is to assess the soil conditions including depth to ledge.
- vii) Concerns were expressed about the increased number of impacted residents at the General Miller side of the Skladany land, visibility at the entrance, the speed of the traffic, and the closer proximity to the center of town.

3) Compiling the Committee's recommendations to be submitted to the Town.

T. Fiske suggested that because of the issues raised by the engineer and the continued need to study the best location for the Highway Department, discussion regarding the draft report C. Kieley had sent pre-meeting, be deferred to a later date.

4) C. Robidoux reminded the Committee that the Budget Advisory Committee has an early December date to conclude the budgeting process. A discussion of what financial request our Committee would need for next year took place.

- a) Cost for engineering on new site (once determined): \$300 to \$1200 would come from TLUC's 2020 budget.
- b) Cost related to preparing new Highway Dept Site: It was felt that monies needed in 2021 to further research and plan for the Highway Department move would be included in a Warrant Article that would need to be ready before the Budget Hearing scheduled for February 4, 2021.
- c) Costs for merging lots on Route 45, including plats and a survey, was estimated to be \$2,000 to \$3,000 and should be assigned to a Select Board budget line item.

Next Meeting Date: Thursday, November 12 at 6 pm. Location TBD.

Motion to adjourn at 7:00 by Tim Fiske, second by C. Kieley. Roll call vote, unanimously approved.

Submitted by:
Connie Kieley, Secretary

JOSEPH A. LUONGO
& ROBERT E. IANNINI
P.O. BOX 431

Attached is a sketch of my understanding of what we discussed at the 9/24 meeting regarding the parcels on Rte 45 North. Notes: Proposed New Property lines shown in red. Discontinued property lines shown by red Z symbol. Corrected property line shown in Green. Possible easements shown with red dashed lines. Please note that the plan is not to scale.

There would be a lot line adjustment moving the boundary between lots 2-75-1 and 2-75-2 approximately 250 feet south, so that 2-75-1 would become a $\pm 50'$ wide right of way from Rte 45 to the back of the property, where it touches the Kieley land at a junction of walls. The hope is that an easement could be negotiated either with the owners of lot 2-77 (Gina Arsenault), or lot 2-74 (Alan & Rose Picone), to allow path to be established between the Town right of way and the Kieley easement (shown with red dashed lines). The enlarged lot 2-75-2 could then be sold, free from any shared driveway issues.

The other change is that to the North, the property line between 2-75, and 2-75-3 would be moved approximately 100 feet to the North, enlarging lot 2-75 (belonging to Stephen Zajac and Lisa Gardiner-Zajac). The property line between 2-75-3 and 2-75-4 would be discontinued, and 2-75-4 would cease to exist as a separate parcel. The 100 foot dimension for the transfer to the Zajacs was just a shot in the dark. While they repeated their interest in expanding their lot, there was no discussion of how much land they wanted and what they might be willing to pay. Future negotiations will be required.

These changes as sketched would result in the following changes in acreage:

Parcel	Exist Acreage	Proposed Acreage	Notes
2-75-1	3.650	0.69	Trail Right of way, not buildable.
2-75-2	4.003	6.96	Lot to be Sold
2-75	7.002	8.49	1.49 \pm A to be transferred to Zajacs
2-75-3	4.005	6.61	Lot to be Sold
2-75-4	4.169	0.00	Parcel merged with 2-75-3

The other marking on the plan, in green, shows where the actual lot line is between 2-75-4 and 2-74. This lot line adjustment was done a few years after the 2-75 subdivision, when the owners needed a little more frontage to subdivide 2-74 into three lots.

Any questions let me know.

Allan Pickman.