

TOWN OF TEMPLE
TEMPLE LAND USE COMMITTEE

September 24, 2020 Meeting
Final Minutes

Chairman Fiske called the meeting to order at 6:02 stating that the meeting was being held electronically pursuant to Executive Order 2020-04, Section 8, Emergency Order #12, Section 3.

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

Other attendee: Gail Cromwell.

Motion to accept the minutes of the August 24 meeting as amended. Approved unanimously.

Reports were requested at the last meeting to help the committee further a recommendation about the sale of these 4 lots on Route 45: 2B-75-1, 2B-75-2, 2B -75-3 and 2B-75-4 properties:

- 1.) **S. Hecker** as Chair of the Con Comm was asked to seek Con Comm input on placing a conservation easement on a portion of 2B-75-1 in order to connect the trail on John Kieley's land to the Chris Weston lot. S. Hecker read from their minutes *"Discussion included taking a 50' or 35' swath of the southernmost parcel for a trail easement, Sean made a motion to notify the Temple Land Research Committee that the southern lots would be valuable for public access to the trail to Temple Mountain over the Kieley easement. Honey moved the motion, Mike seconded. Roll call vote: unanimous."* (Con Com minutes- Sept 9, 2020)
- 2.) **A. Pickman** reviewed the subdivision plan (see attached) for the 4 lots on Route 45: 2B-75-1, 2B-75-2, 2B -75-3 and 2B-75-4.

Following Hecker's report that the Con Comm was interested in a right of way along the southern edge of Lot 2-75-1 from 45 up to the trail easement granted by the Kieleys along the northern edge of their property. There was discussion that it would be preferable for a path to be owned by the town, rather than an easement across the land of a future homeowner who might not enjoy the passage of hikers across their land. The width, 35' and 50', of a right of away was discussed, and it was generally agreed that a wider right of way was better to act as a buffer.

Pickman stated that the two southerly lots (2-75-1 and 2-75-2) had the minimum amount of frontage for a residential lot, so that it would be better to do a lot line adjustment making the land the trail crossed owned by the town. The other single, large, residential lot would be sold.

There was also discussion that a single house lot would eliminate the difficulties of a shared driveway.

Pickman said that when he was out flagging the existing property lines and proposed driveways he had a conversation with the owners of the “yoga” house (2-75), and they said that they were still interested in buying more land on the north side of their land, as the property line was close to their house. Pickman said that a lot line adjustment could be made, selling the owners more land, and at the same time creating a single larger lot that would be more marketable, given the difficult terrain of the parcels.

There was discussion of how difficult this might be, and Pickman said that it was a simple lot line adjustment, and would not require a significant amount of surveying. He said that the original survey and subdivision had been done by Monadnock Survey, which is no longer in business, but usually the files of a closed office are taken over by another firm, but he had no idea who that might be. Harling said that she would further research.

Fiske asked if Pickman could come up with a sketch of the proposed lot line adjustments and mergers, so that he could take it to Sandford Engineering to get a budget. Pickman said he would.

- 3.) D. Harling reported on the vote taken at the 1999 Town meeting:** *Motion by Brian KULLGREN to see if the town will vie to retain four parcels of land taken by Tax Deed for back taxes, reference map 2 Lots 75-1, 75-2, 75-3, and 75-4, until such time the selectmen deem it in the best interest of the Town to either sell the land or put it to public use. Seconded by Bob Frazier. Voted in the affirmative.*

G. Cromwell concurred that the Select Board does have the right to sell the land with out further Town Meeting vote.

A motion was made by C. Kieley to recommend a lot line adjustment on the two southerly lots with the Town retaining ownership of a 50’ swath for a conservation easement and a lot-line adjustment on the two northerly lots leaving one larger salable lot. (See A. Pickman’s clarification above). The motion was seconded. A roll call vote was taken. The committee voted unanimously in the affirmative.

Review of lots 7A-36 (formally the Skladany land and 7A-36-1 (formally the Holt land):

T. Fiske discussed the need for test pits, a survey and engineering plans to aid in locating the best location on the Skladany land for the Highway Dept. When discussion regarding costs for site location began, C. Kieley asked if the committee was in agreement with moving the Highway Dept. to the Skladany land.

Kieley then made a motion - to preliminarily recommend the Highway Dept. be moved to the Skladany land with access being on Route 45 through the old 7A-36-1(Holt property) contingent on further Engineering studies. D. Harling seconded the motion. A roll call vote was taken. The committee voted unanimously in the affirmative.

Discussion continued regarding related expenses for lot line adjustments for the lots on 45 as well as site assessments cost for the Holt/Skladany properties. It was also noted there would be no cost to merging the orphan lot 7B-35-1 (1.35 acres) with lot 7A-35 (the Municipal Building land).

The 2019 Warrant article was read establishing our committee: *To see if the town will vote to establish a committee to research town land, determine its suitability for various uses, work with the townspeople to recommend how said land should be managed, and to raise and appropriate \$3,000 to cover expenses related to soil testing, surveying, and other expenses needed to determine said suitability.*

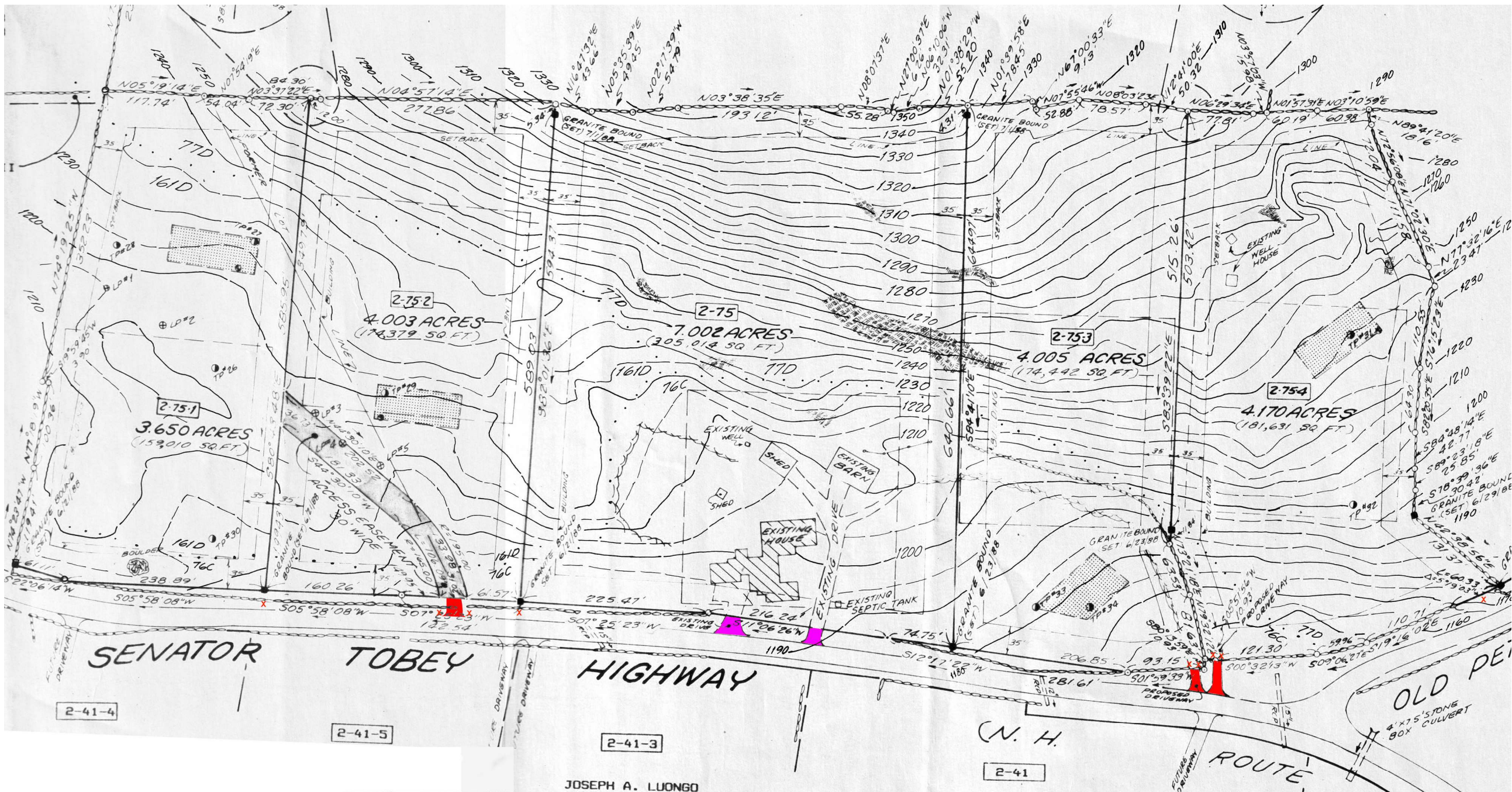
H. Hastings discussed the vote at the last town meeting regarding a piece of Town land for the purpose of building a Historical Society museum/storage building. C. Kieley suggested consideration be given to placing a Historical Society building next to the library once the Highway Dept is moved. H. Hastings had felt timing was an issue but if the Highway Dept. was moved in the foreseeable future that location might be of interest to the Historical Society.

It was agreed that T. Fiske would contact Sanford Surveying & Engineering for cost estimates giving consideration that work could be done in phases.

Next Meeting Date: Thursday, October 22 at 6 pm. This will be a zoom meeting.

Motion to adjourn at 7:15 by Tim Fiske, second by C. Kieley. Unanimously approved.

Submitted by:
Connie Kieley, Secretary



JOSEPH A. LUONGO