

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

OCTOBER 3, 2007
FINAL MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Will Wildes, Richard Whitcomb, Allan Pickman, John Kieley

Call to order by Pickman at 7:52 p.m.

1. Review of minutes for meeting of September 26, 2007. Move by Kieley to accept as amended, second by Martin and voted in the unanimous affirmative.
2. Review of mail/new land use book.
3. Worked on a draft letter to DES in support of the two-bridge design for the Tamposi PRD on Old Revolutionary Road. Members evaluated the content to ensure the letter stressed important details and represented the town's interest in utilizing both the old bridge and a new bridge. Pickman suggested the letter contain a reference to the history of the road, and that photos be taken of the roadway, bridges, culverts and canal. Kieley will make the changes noted, fill in statistical data, speak with road agent Tim Fiske, and email the revised letter to Pickman for review. Once finalized, the letter will be printed on letterhead and board members will be contacted to stop by the town offices and add their signatures.
4. Mountain district PRD ordinance: Members continued their work on a zoning ordinance that would allow planned residential developments in the mountain district. They reviewed the points defined at the previous meeting and explored them in more detail. Kieley suggested that Joann Carr from SWRPC be contacted again to obtain more information and sample documents that could be used to develop a draft ordinance. Members talked about the differences between a regulation and an ordinance. Pickman made the distinction that regulations are procedural, and an item in an ordinance cannot be waived but an item in a regulation could be. Other topics discussed included the conservation process and determination of natural resources; identification and protection of vernal pools and wetlands; allowable percentage of buildable terrain; dimensional requirements for roads and frontage; placement of septic tanks and wells in regard to open space land; allowable percentage of buildable land as open space; requiring a forestry plan for tree management and to control cutting; possible uses of open space and whether to require public access. Considerable time was spent debating open space access. Kieley mentioned having a walking/hiking trail through the open space area, similar to a development in Peterborough, which would allow access "from point A to point B". He added that the town should encourage trail type access, and let homeowners dictate further uses like hunting, snow machines, etc. Pickman asked if a bonus would be granted to a developer who allows public access. Martin said from a developer's point of view that even passive use of open space by the public can be problematic, and if public access were required for a PRD it would potentially influence marketing. Pickman suggested a network of footpaths as "public access corridors" might be effective. Consideration of the size of a development and open space area was also mentioned.

Move by Wildes to adjourn, second by Martin, and so voted. Meeting adjourned at 9:37 p.m.

Minutes submitted by Betsy Perry