

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

DECEMBER 5, 2007
FINAL MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Richard Whitcomb, Will Wildes, Allan Pickman, Rose Lowry

Call to order by Pickman at 7:46 p.m.

1. Review of minutes for meeting of November 28, 2007. Move by Wildes to accept as amended, second by Martin, and voted in the unanimous affirmative.
2. Mountain Zone PRD Ordinance: The board continued their work on a zoning ordinance that would allow planned residential developments in the mountain district. Members debated the potential impact of increasing the percentage of open space requirement from 40% to 50%. Wildes said when considering the calculation for open space only buildable area was involved, and that given the topography of the town there could also be a high percentage of non-buildable land left intact. Lowry said open space development is good for the developer as it is less costly to build, and the tradeoff for that flexibility is providing more open space. Martin observed this type of ordinance would encourage development plans to be reviewed up front before significant investment outlay. The board also discussed related topics including minimum lot size, density of housing clusters, the effects of tree cutting, protection of ridgelines, size of buffers, and buildable distance from lot lines. The board agreed to make a minor change to language in the ordinance concerning buffers.

Martin addressed the list entitled "Desired Objectives" and said he felt they were quite stringent and would be overwhelming to a developer. Whitcomb agreed, stating that according to the current list, theoretically nothing could ever be done. Martin suggested the board consider trying to soften the language a bit.

Wildes questioned the definition of "phased subdivision" under Section B paragraph 3, and Lowry said the language for that section was based on another town's ordinance. Martin said things tend to change over time, including families and situations and regulations. He stressed that creation of regulations that appear to be strict might actually compel more development of land now. The board discussed related topics, including the recent court decision concerning the timing of current use penalties, the state of the economy and real estate market, and the status of the Tamposi PRD development.

The board compared the old PRD ordinance to the proposed version to make sure everything was covered. Further discussion was centered on homeowner covenants, transfer of property ownership to a homeowner's association, conservation easements, conservation land being turned over to another entity, and enforcement of timber cutting and BMP's. Another section will be added to address this information, and Lowry will update the document with the agreed upon changes.

There was brief mention of the timing and presentation of ZBA and PB zoning changes in a public hearing. A date will be narrowed down at the next meeting.

Move by Wildes to adjourn, second by Martin, and so voted. Meeting adjourned at 9:55 p.m.

Minutes submitted by Betsy Perry