

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
December 6, 2017
MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Bill Ezell, Allan Pickman, Ted Sartell, Brian Kullgren, Bruce Kullgren, Jr., and Tedd Petro

Call to order by Pickman at 7:01 p.m.

Approval of minutes: The minutes of 11/15/17 were reviewed. A motion was made by Sartell to approve as amended, seconded by Bruce Kullgren, and so voted.

Master Plan update: Pickman provided copies of the latest draft of the Vision Statement survey that had just been forwarded by Rose Lowry. It was decided to add one sentence to clarify that residents were allowed to make extra copies if needed for members of a household. The process of using a local bulk rate mailing permit was explained including discussion of a possible timeframe. A motion was made by Bruce Kullgren to approve the latest version of the survey form (to include adding the one sentence) and the accompanying letter, seconded by Petro, and voted all in favor. Pickman will work with Lowry and the PB clerk to get them in the mail.

Agriculture zoning amendments: Sartell had no changes to offer at this meeting. He said he had spoken again with Marty and Chris Connolly and Gail Cromwell but obtained no actionable feedback from them. Sartell felt people tend to express their personal view on how the proposed changes might affect them rather than considering any town-wide impact. Pickman advised he had emailed town counsel Bill Drescher regarding a question about properly referencing the state definition of agriculture, but had not yet received a response. Sartell commented he feels it is important to get the ordinance lined up with the state definition and to educate the public. He is waiting to hear the legal response before making a motion to move the amendments forward. Bruce Kullgren reminded the board they could always contact an attorney from New Hampshire Municipal Association (NHMA) for an opinion.

Available options to proceed were summarized: 1) decide to do nothing; 2) incorporate the state definition of agriculture into zoning; 3) remove the existing exception for agriculture under Site Plan Review (SPR) and provide new guidelines. Sartell asked for a sense of the board regarding these options. Brian Kullgren handed out copies of a letter explaining his opinion. Most board members agreed there is a need to move forward with something for addressing agriculture, especially commercial ag business. They also recalled a previous zoning change attempt to regulate agriculture that had failed. Extensive discussion followed with the following topics brought up: agreement that Temple has an agrarian history and agricultural enterprises should be encouraged to continue; over the years there has been a change in land development to smaller lot sizes which if exposed to abutting agricultural initiatives should not have to suffer a change in land values; looking at commercial ag in the context of size, use and for profit status as well as the importance of measuring the level of impacts; difficulty in quantifying aspects of commercial ag and need to compromise to apply objective measures (i.e. definitions, size limits, setbacks, change in use, etc.).

An actionable timeframe was discussed. Pickman read the dates for holding up to two public hearings, with the intent to have the first one in January. The hearings would have to be posted and published and that timing would also have to be considered. Brian Kullgren suggested that after the public hearing(s) a vote of the board be obtained. He stated there is a need to establish fairness in the SPR process, which he feels is not

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
December 6, 2017
MINUTES OF PUBLIC MEETING

currently present. He also said he felt it might be too late in the year now to go through with the zoning amendments. Pickman said he would push to get a legal answer from town counsel, and that the board should still be able to hold two hearings in January.

Bruce Kullgren informed the board that Ben Fisk is considering "going commercial" with a new building in the big field on Route 101, and intends to go through the Zoning Board of Adjustment (ZBA) process. Concerns were expressed, including size and use of the building, setbacks from abutters, traffic, parking, and water runoff. Kullgren also suggested at the next meeting the board talk about what to present at the hearing(s).

Historic District: Pickman said he had spoken with John Kieley and it was agreed there are currently no committee members and the commission is "moribund". Ezell said he also had spoken with Kieley. The Historic District Ordinance was established as a Warrant Article in 1984, and the latest activity was an update in 2008. There was brief discussion of the need to keep the historic district and commission intact, which properties were involved, and how committee members were selected. Pickman suggested perhaps the Planning Board and Board of Selectmen should meet to talk about changing the structure of the committee.

Move to adjourn by Petro, seconded by Brian Kullgren, and so voted at 8:17 p.m.

Minutes submitted by Betsy Perry

~ The next regular meeting will be held December 20th, 2017 at 7:00 p.m.