

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 20, 2018
MINUTES OF PUBLIC MEETING

Board members present: Tedd Petro, Brian Kullgren, Allan Pickman, and Ted Sartell

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

Approval of minutes: The minutes of 05/16/18 were reviewed. Motion by Petro to approve as written, second by Sartell, and so voted. Minutes of 06/06/18 were reviewed. Motion by Petro to approve as amended, second by Sartell, and so voted.

Subdivision in New Ipswich: Petro asked if Temple is being kept in the loop about a proposed subdivision of property located on Stowell Road in New Ipswich. Temple and New Ipswich share town boundaries in this area. A brief history of the property and its varying development status was related by Pickman. Previously the developer had requested Temple consider upgrading a town road to allow a second egress for the subdivision in New Ipswich. This suggestion was turned down by a unanimous vote of the Temple Selectboard. Discussion followed about possible scenarios for potential impact of traffic load onto Hadley Highway. There has been no recent formal communication from New Ipswich about the project.

Vision Statement: Brian Kullgren asked to speak before the board began their work to revise the Vision Statement. He said in a previous PB meeting the Master Plan had been referred to as a legal document, yet the NH Office of Energy and Planning (OEP) specifies that is not the case. Kullgren presented copies of "OEP Information Guide #1 – Master Plan Overview" indicating the master plan is not a legal document, although it does provide the legal basis for zoning and other land use regulations. Kullgren said the town needs at minimum a Master Plan with vision and land use sections in order to adopt zoning ordinances. This was followed by discussion, culminating in the following motion made by Petro: Upon review of the 6/6/18 minutes, and through further investigation and clarification by Brian Kullgren (see attached document), it is agreed the Master Plan is not considered a legal document but needs to be established before zoning ordinances can be adopted. A second was provided by Sartell, and voted all in favor. Further brief discussion ensued about possible legal consequences if the town's land use documents are not in accord.

Sartell provided copies of Vision Statement draft #8 that he had created based on input and discussion from the public hearing. Petro said he thought Sartell did a great job incorporating suggestions without overwhelming the content of the document. Sartell explained the backdrop behind his revisions. He had taken notes during the public hearing, reviewed a document with John Kieley's suggested edits, and then checked the zoning ordinance to coordinate. He used Kieley's comments to direct the flow, with a focus on "rural character". There was discussion on the following topics: definition of elementary school and its existence as a critical element of town, with potential for a future fight if Conval tries to shut down smaller schools; clarification of town services to include part-time on-call Fire Department, hired out-of-town Ambulance, and shared Police Department; lists of concerns by residents seem covered; protection of surface waters being covered by state laws.

The need to hold another public hearing was brought up. Pickman asked the board to accept Vision Statement #8 as written to present at a public hearing in July, and all were in agreement. The date chosen was Wednesday, July 18th. At the end of the second hearing it is hoped the board will be able to vote for the approved version to be added to the Master Plan.

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As an offshoot of the Vision Statement work, the board conducted a general discussion of the current real estate market and housing availability in town. Topics of mention included: flexibility of Planned Residential Developments (PRD's); building smaller housing; lot sizes tied to developers building less expensive housing to maximize profit; need for workforce housing; consideration of allowing duplexes to ease affordable housing shortages; housing being tied to jobs and job market; suggestion to consider soil condition instead of lot size; utilizing large land parcels for development would necessitate building of more town roads; requiring paved roads in Subdivision Regulations.

Move to adjourn by Sartell, second by Petro, and so voted at 8:22 p.m.

Minutes submitted by Betsy Perry

~ The next regular meeting will be held on Wednesday, July 18th, 2018 at 7:00 p.m. ~