

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 6, 2018
MINUTES OF PUBLIC MEETING

Board members present: Ted Sartell, Bill Ezell, Tedd Petro, Brian Kullgren, Allan Pickman, and Randy Martin

Call to order by Pickman at 7:02 p.m.

Vision Statement: Pickman opened the public hearing at 7:02 p.m. He explained the board's lengthy process to develop the document, including many meetings and discussions as well as creating a public survey for residents that received over 200 responses. A request was made to publish the survey findings on the town website and the board was in agreement. The board also agreed to attach copies of the Vision Statement plus the survey summary chart to the minutes. Pickman stated the board worked through 7 drafts and discussed major issues such as taxes, affordability, and property values. Members of the audience asked to speak.

Audience member John Kieley said he applauded the board for working on the Vision Statement but felt the document needs more work. Kieley referenced the town's past experiences with a proposed commercial wind turbine project as well as a proposed large scale natural gas pipeline project, and indicated the Vision Statement is a very important document. He noted that having five members in the audience at this meeting plus considering the many residents who commented through the survey did not constitute majority representation of townspeople. Kieley asked the board to take more time and do further work on the Vision Statement. One topic he suggested for consideration is the importance of preserving viewsheds. Another recommended topic he mentioned is protection of water resources, and reference was made to previous work done by the town's Conservation commission to create Aquifer maps plus a related ordinance. He also referred to possibly addressing outdoor recreation and use of trails.

J. Kieley offered commentary on several of the bulleted points in the document, including: the "protecting land" aspect should mean permanent protection, and not just for "large parcels"; utilizing land for "agriculture" does not protect property; more creative land development processes need to be utilized, such as the existing Planned Residential Development (PRD) option, to help preserve "open space"; when requiring the town provide for adequate fire, police, and EMS services, how to quantify the term "adequate"; suggested a slight change of wording regarding "electrical and communication utilities" to indicate the town "work with utilities" instead of saying the town "should provide"; a related comment that resident Ken Sullivan had looked into the cost of upgrading utilities in Temple and came up with a cost estimate of two million dollars; regarding "Businesses...should be allowed and encouraged.", asked about the meaning of the following sentence, including the terms "environmentally suitable" and "acceptable to neighboring residents"; a related comment that the town is now considering the possibility of having a junkyard within a residential area.

Audience member Connie Kieley stated that Temple does not allow businesses, only home businesses, and asked if the PB is proposing expansion of this now, as the wording could be possibly be construed that way. Bill Ezell responded that the Vision Statement is not an ordinance and is meant to be only a general framework. Pickman added that the Vision Statement does not differ from the Zoning Ordinance, which gives people the right to start a business. John Kieley said the current Vision Statement terminology does indicate the town should encourage business.

J. Kieley next addressed the language concerning public education, specifically use of the word "should" when referring to the town having its own elementary school and providing access to "good publically supported

TOWN OF TEMPLE, NEW HAMPSHIRE
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MINUTES OF PUBLIC MEETING

education systems for middle and high school students.”; perhaps the second sentence is too vague, because if there was ever a suggestion that a ConVal education was not adequate, it might leave the town open to having to tuition students outside the system. He also brought up a suggestion the PB consider adding language related to “noise”, as the town is valued for its quietness and rural tranquility, and also associated ideals of open space, mountain views, etc. should be reflected.

Audience member Gary Scholl addressed the board to thank them for doing a great job with their work on the Vision Statement, and noted it was a hard task to be inclusive and express fundamental thoughts of the community. He acknowledged he agrees with J. Kieley that some tie-ins could become problematic, and stated it was important for the board to consider these comments and tidy up the wording to prevent future problems. Petro stated just changing some of the words could be helpful, and Ezell gave an instance where changing “should” to “should encourage” would make a difference. Ezell also thought language regarding views and watersheds should be included in the Preservation paragraph. Brian Kullgren indicated he also has some thoughts on wordsmithing.

General discussion followed between board members and the audience. Sartell spoke of the intent of the Vision Statement being an attempt to describe what Temple should look like in the future. He indicated the document is an abstraction and not meant to alter the Zoning Ordinance. J. Kieley reiterated against any suggestion that Temple is wide open to business. Sartell commented the Vision Statement should keep with the intent of the Zoning Ordinance, which does provide for businesses. Processes are in place for home businesses, but others are allowed through special processes (i.e. special exception from Zoning Board of Adjustment (ZBA). C. Kieley asked if the PB wishes for the future of Temple to allow businesses, and J. Kieley said the Vision Statement seems to allow such opportunities. Pickman referenced Article IV, Section 13 of the Zoning Ordinance, with J. Kieley responding that certain areas of the Vision Statement document can be improved on to prevent Kinder Morgan or other outside interests from having an opening. At Ezell’s suggestion, J. Kieley will work on providing alternate language.

Brian Kullgren asked J. Kieley how it is known that people could consider this a legal document that would allow change. J. Kieley responded that when he testified at hearings in Concord and waved a copy of the town’s Master Plan around it was considered a legal document, and the State mandates that a Vision Statement is needed. Ezell spoke of reaching a balance, and J. Kieley suggested the board listen to town attorney Bill Drescher’s thoughts.

Further discussion followed about the scale of “business”. C. Kieley said the town wants to encourage home businesses, not commercial. Ezell reminded her commercial businesses are allowed by exception, and C. Kieley said the recent survey reflects what the town wants. Pickman stated large scale commercial businesses are not as viable here as there is no municipal water system.

Audience member Gail Cromwell stated she felt this current draft is an improvement over the first draft. She asked about anticipated growth of the town. Ezell explained that data from Southwest Region Planning Commission (SWRPC) does not indicate a trend for the state or the area. Cromwell asked if the town should encourage growth. This led to conversation about growth vs. stagnation. Pickman stated he feels encouraging residential development doesn’t work to get out from under high taxes. J. Kieley related a

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
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previous study about 15 years ago of new houses and tax revenue vs. schools costs that there was a loss of \$10,000 per house. G. Scholl commented the community would rather see stability vs. growth. C. Kieley offered that if Amazon should move to Boston, the town will experience growth. She mentioned large land parcels that could become available and be developed, and warned "don't say never". Petro mentioned a previous average of 2 children per house, and said that is now down to .5 per house. Pickman said most families cannot afford to live in Temple. Petro asked what is wrong with developing large tracts. J. Kieley responded it would affect the tax rate, as ConVal costs would increase, and generally more kids will increase costs and the tax rate goes up.

At this point Pickman said he would like to close the hearing. C. Kieley offered one more suggestion that the board consider encouraging renewable energy. The hearing was closed at 7:57 p.m.

Pickman asked for a motion to vote on Vision Statement Draft #7 and accept it, or to continue to work on the document. Sartell made a motion to develop Draft #8 utilizing suggestions, second by Ezell, and voted all in favor. Brief discussion followed about the direction and guidance offered by the Vision Statement. Pickman recommended that after these meeting minutes are drafted the board can refer to them to address suggestions made, and then hold a working session at the next meeting.

Approval of minutes: Board members agreed to postpone review of the minutes of 05/16/18 until the next meeting.

Move to adjourn by Petro, second by Tedd Sartell, and so voted at 8:07 p.m.
Minutes submitted by Betsy Perry

~ The next regular meeting will be held on Wednesday, June 20th, 2018 at 7:00 p.m. ~