

Temple Planning Board
Approved Minutes, Tuesday June 7th, 2022
7:00 pm, Temple Town Hall
20220607 TPB Approved Minutes -OH

Present: Christine Robidoux, Chair (by Zoom); Bruce Kullgren, Jr., Vice Chair; Murray Collette (arriving at 7:18pm), Secretary; Keith Charlton; Brian Kullgren, George Willard, ex officio, Select Board), Rev. Olivia Holmes, Clerk, Russ Huntley (appointed as an alternate for this meeting)

Absent: Alan Fox

The meeting was called to order at 7:03pm.

Approval of Draft Minutes of the May 17th Meeting

Brian moved approval of the May 17th meeting as amended. The motion was seconded by George and unanimously approved by roll call vote.

Invitation for Comments from the Audience:

New Business

1. Lot Line Adjustment – Armstrong/Guy (Tax Map 5B, Lots 83 & 84-1)
Sam Ingram of Meridian, representing Nancy Armstrong and Shelly Guy presented hard copies of their application for a lot line adjustment with a list of abutters, abutter address labels, and the appropriate number of mylars.

He explained that Nancy Armstrong owns lot 5b-83, currently 4.8 acres. Shelly Guy owns lots 5b-84 and 5b-84-1. The purpose of the adjustment is to allow Nancy Armstrong to have the 6 acres in total required for an ADU to be constructed on that property. Adjusting the common lot lines would create 3 parcels. 1.2 acres would be added to the Armstrong property to bring that property up to 6 acres. Stakes to mark the adjustment have not yet been set. They can be added to the plat as “to be set.”

The Board requested total frontage be added to the plat, and frontage for each lot.

The final plan was shared with Planning Board. Sam will email a copy to Christine tomorrow morning.

The Armstrongs have existing dwellings on the 4.8-acre lot; there are no dwellings on the 1.2-acre parcel to be added.

Bruce observed that nothing jumps out at him as being of concern. Shelly Guy Lot 5b-84 may be proposing 4 additional lot subdivisions on lot 5b-84 while maintaining the two dwellings currently there, yielding a total of 6 lots.

Keith volunteered to go to the office on Thursday if Christine can send the letter to Carole. Bruce moved to hold the lot line hearing on June 21st. George seconded the motion, which passed with Christine abstaining since she had not seen what was presented.

Old Business

1. Master Plan Natural Resources Inventory – ConCom (Sean Radcliffe)

When Sean presented the ConCom's work to the Planning Board, he was directed to get alternative estimates. In addition, Sean has discussed with Murray reducing the scope of the project in line with the Master Plan. Sean has also discussed changes with Christine. Sean has two potential sources: Moosewood Ecological (Jeff Littleton) and Southwest. He has not heard back from Moosewood yet, and believes Jeff may want a meeting first. Christine clarified that Wilton might be interested in collaborating on the Natural Resource Inventory; particularly on water resources on the north side of town.

Christine asked what the ConCom recommends going forward. Sean pointed out that the two estimates reflect different approaches. Sean said he could share the Moosewood approach with the Board. He has nothing to share regarding working with Wilton. Keith suggested the water flows toward Wilton, so they would like to be advised of the plans, and possibly could contribute to the cost. Murray suggested that whichever town does the work first might be willing and able to share their results with the other town.

Sean will share with the Planning Board Moosewood and the Southwest original quotes this week. He will pursue development of final quotes from both, and will share them when received. Sean will let Christine know if there is new information that needs to be on the next TPB meeting agenda.

2. ADU Discussion – Bruce/Brian

Christine shared the book created by New Hampshire Housing, "Accessory Dwelling Units in New Hampshire, A Guide for Municipalities." Brian didn't discover any new information in the document, particularly regarding reducing the acreage requirement from 6 to 3 acres to allow for the addition of an ADU.

The Planning Board should be sure our zoning ordinance matches the state requirements.

Christine would like the Board to consider ADUs being consistent with the existing dwelling in terms of design, appearance, etc. Condominium conveyance is not allowed in the RSA. Christine suggested that it would be helpful for Board members to bring specific language to the next meeting.

Considering detached ADUs as temporary use (Christine). The Housing Forum will take place in September, so that might be a target date to have something ready to present to the voters.

3. SWRPC Regulatory Review/MTAG Application
 - a. Site Plan Regulations & Subdivision Regulations
 - b. Zoning Ordinance (2022)
 - c. Earth Excavations
 - d. Change of Use

The MTAG program is on pause due to an influx of funding under the Governor's affordable housing initiative (\$100 million dollars). Christine reported that Temple's application is ready to go when/if it is reinstated, but may need to be modified for a new grant opportunity that is still being defined (per Plan NH and NH Housing). This means review of 3-a, b, c, and d is on hold.

Keith reported the Board has been given permission to reformat the Zoning Ordinance.

4. Driveway Regulations

Lisa Murphy was able to obtain funding under the DOT grant program to review Temple's Driveway Regulations. Christine sent her the documents, explaining the Board meets today, so she has time to do this over the next few weeks. It is a review of our regulations versus state statutes.
5. Home Based Business

Table conversation until next meeting. Someone is considering child care in their home.
6. Community Advisory Committee Updates (Christine/Keith)
 - a. Housing Forum

Christine reported the CAC wants to co-host the forum with the Planning Board. The date is September 29th (Thursday).
 - b. Plan NH Charrette: The date is set for October 14-15 (Friday-Saturday).

Christine will keep the Board posted on developments. The CAC meets the 16th of June, and will begin planning for getting the word out to town residents. Keith reported Randy has offered Timberdoodle for housing. Temple will have to provide food and housing for those who are travelling.
7. Other 2022-2023 Initiatives
 - a. Master Plan update schedule

Christine thinks it makes sense to discuss this when considering the budget for 2023.
 - b. National Flood Insurance Program (NFIP)

Christine reported that Bill McDonnell is in touch with FEMA to find out about maps. She said that an email has been received that says maps are available, but again Temple is not included. The maps that were received were for the Contoocook River, not the Souhegan.

Old Action Items

1. Reformatting Zoning Ordinance for easier updating, online more user friendly
2. Town Office Filing Project (Keith/Olivia)
3. Tax Map Updates (Keith)
Keith is working on spreadsheet for current changes; but there are still dates in 2021 he's not clear about, since those changes were made before he came on the Board.
4. Create Zoning Ordinance Historical Index (Christine)
The book George gave to Christine at the last meeting seems to be mostly minutes. Christine is still working her way through the book. There is still a need to document old zoning ordinances.
5. Planning Board webpage review
The Driveway Regulations that were on the Applications, permits and regulations page needed to be updated to the 2022 version. This was done lasty week. There is another page on the town website for Forms and Documents. That page had the 2022 version. Christine asked whether the Planning Board should pick one page or the other for Planning Board documents and applications, or just remember to update both pages in the future. Keith recommended having all the reference documents in one folder; and he volunteered to create a plan for the next meeting.

Other Business:

1. Legislative Update
Christine sent out an email showing the housing appeals board must have died. She reported that the NHMA is working on guidelines because there is some ambiguity regarding religious use of private property.

Connie Kieley asked whether the Board would draft a change to the ADU regulations before discussing it with the town, or vice versa. Bruce and Christine reaffirmed the Board's intention to get input from residents before making any specific proposals regarding ADUs.

Keith moved adjournment of the meeting. The motion was seconded by Brian, and unanimously approved by roll call vote.

The meeting was adjourned at 8:14pm.

Respectfully submitted by Rev. Olivia Holmes, Clerk

Next meeting: Tuesday, June 21st, 7:00pm, Temple Town Hall

New Town Hall Wifi: Temple-CCI; password: Temple@1768#