

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
March 21, 2018  
MINUTES OF PUBLIC MEETING

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

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

Election of Officers: The board welcomed newly elected board members Bruce Kullgren, Jr. and Randy Martin. Pickman asked for nominations for officers to serve in the coming year. Chairman: Petro nominated Pickman, with a second offered by Brian Kullgren. With no other nominations forthcoming, Pickman called for a vote, which was unanimously in favor. Vice Chairman: Pickman nominated Bruce Kullgren, with a second offered by Petro. With no other nominations forthcoming, Pickman called for a vote, which was unanimously in favor. Secretary: Sartell nominated Petro, with a second offered by Bruce Kullgren. With no other nominations forthcoming, Pickman called for a vote, which was unanimously in favor.

Approval of minutes: The minutes of 02/21/18 were reviewed. Motion made by Sartell to approve as written, second by Petro, and so voted.

Master Plan update: Copies of the three chapters being revised were provided, with the intention that board members will review the data before the next meeting and mark any questions or comments they may have. Pickman provided an update on the status of the Vision Statement process. The survey data is being compiled by Steve Concordia and a spreadsheet has been created, which Pickman said he will email to board members. The written responses have not yet been tabulated. A question was raised about the meaning of the term “gentrification of the town”, which had appeared in several of the written responses, and this was briefly discussed. It was recommended a deadline be established for completion of the survey response compilation so data can be analyzed and the results released to the public. Bruce Kullgren suggested the Vision Statement process be made a priority to be accomplished by summer, with ongoing work on the three Master Plan chapters to be completed by the end of the year. It was agreed that finishing this work would be sufficient to warrant an updated version of the town’s Master Plan. Board members also noted that other small section updates (i.e. Police Department) had been written some time ago and could also be utilized for the update.

A plan to move forward includes review and analysis of the survey data, using the results to help rewrite the three MP chapters, holding a public hearing, and then voting on the final update. Martin spoke about the 2003 Master Plan update process and recommended the Vision Statement be submitted to Lisa Murphy at SWRPC for her review before she returns to meet with the board on April 4<sup>th</sup>. *Sartell made a motion that completing the Vision Statement be a priority, seconded by Brian Kullgren, with all in agreement.* A tentative date for the final draft of the Vision Statement is 5/16/18, followed by the public hearing to be held on 6/6/18.

Pickman urged board members to review and “red-line” the three Master Plan chapters and be prepared for discussion with Lisa Murphy at the meeting of April 4<sup>th</sup>. There was brief discussion about the Economic Development chapter regarding data that appears incorrect, what sources were utilized, and how to ensure greater accuracy. Comments were made about inclusion/exclusion of local businesses and estimates on number of employees. Issue was also taken with commentary included in the opening paragraph of this chapter. Martin mentioned utilizing the town’s Business Directory to provide information, and offered to work with the board clerk to review and update the document. Other topics of mention included: inquiring

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about the status of an updated traffic count on town roads; the fluctuating status of the town's elementary school due to declining enrollment; population projections past and present; need for affordable housing and perhaps related changes to regulations; high property taxes; tiny house movement; options such as duplexes, mobile homes or modular dwellings; accessory dwelling units (ADU's). Petro remarked that every planning board in the state is most likely wrestling with the same issues of increased housing costs vs. declining enrollment in public schools.

Other: - Bruce Kullgren reminded the board they may wish to address agricultural issues in the fall.  
- Brian Kullgren mentioned revisiting driveway regulations.  
- Brief discussion of timber cut off Sharon road (West Road).

Move to adjourn by Petro, second by Pickman, and so voted at 8:18 p.m.  
Minutes submitted by Betsy Perry

*~ The next regular meeting will be held on April 4<sup>th</sup>, 2018 at 7:00 p.m. ~*