

**Temple Planning Board**  
**Approved Minutes, Tuesday May 17<sup>th</sup>, 2022**  
**7:00 pm, Temple Town Hall**  
20220517 TPB Approved Minutes-OH

**Present:** Christine Robidoux, Chair; Bruce Kullgren, Jr., Vice Chair; Murray Collette (via Zoom), Secretary; Keith Charlton; Alan Fox; Brian Kullgren; George Willard, Select Board ex-officio; Olivia Holmes, Clerk

**The meeting was called to order at 7:01pm.**

**Approval of Draft Minutes of Meeting**

Bruce moved approval of the draft minutes of the May 3<sup>rd</sup> meeting as amended. Brian seconded the motion, which was approved by roll call vote, with Murray abstaining.

**Invitation for Comments from the Audience:** Russ Huntly confirmed that he has been sworn in by the Town Clerk as a Planning Board “Alternate”. George Willard passed a (large) green folder onto Christine of historic Planning Board documents that will need to be reviewed to create a “Historical Index” and archived appropriately.

**Old Business**

1. Community Advisory Committee Updates (Christine/Keth)
  - a. Housing Forum: Keith reported that, in the meeting on May 12 with local housing advocates, the suggestion was made to discuss appropriate housing possibilities for Temple with both builders and architects. Other suggestions included:
    - i. Temple needs to get ahead of the curve regarding compliance with fair share workforce housing.
    - ii. Housing possibilities should be focused on service industry workers, considering the ageing of the Temple population.
    - iii. Making the community sustainable as residents age out will be an important consideration.

Christine added that the CAC was able to give them good feedback on the types of housing Temple residents would find appropriate. The CAC will meet on the 25<sup>th</sup> of May at 7:00pm to continue the conversation. She pointed out that apartment rentals are just not available south of Coos County. Christine will forward draft minutes from the presentation to Planning Board members.

- b. Plan NH Charrette: Christine will meet with the planning team next week.
  2. Master Plan Natural Resources Inventory (ConCom): Murray reported consideration is being given to cooperating with Wilton on a combined plan for the two towns. Such cooperation would most likely be needed regarding water issues. The Board members

agreed to invite the ConCom to come to a Planning Board meeting to share what they are working on. Christine will offer the invitation. Murray reiterated the Planning Board owns the responsibility of the Inventory but can delegate the work to the ConCom.

3. ADU Discussion (Bruce/Brian): Brian raised the question of the fairness of requiring an additional 3 acres for a detached ADU. Bruce cautioned the Board to keep from asking the town to approve more than one or two zoning changes at any one town meeting, as it could become too confusing for the voters. Keith suggested clarification of zoning requirements might be necessary/helpful to townsfolk during this consideration.
4. SWRPC Regulatory Review/MTAG Application
  - a. Site Plan Regulations & Subdivision Regulations
  - b. Zoning Ordinance (2022)
  - c. Driveway Regulations
  - d. Earth Excavations
  - e. Change of Use

Christine sent the questions and answers regarding the MTAG application to Lisa Murray of SWRPC. Christine and Lisa talked about prioritizing items a through e, and suggested beginning with Site Plan Regulations & Subdivision Regulations and Driveway Regulations because the Board would not have to take changes in these to town residents for a vote. Lisa's concern is that the list may be too long to be accomplished in one year. Christine would like to have a definition for change of use, and Keith suggested addressing the issue of "Grandfathered Exceptions" that currently exist but unlikely well documented the further back they go. The Board members shared opinions on prioritization without concluding any specifics.

- c. Other 2022-2023 Initiatives
  - a. Master Plan update schedule: to be reviewed in the fall.
  - b. National Flood Insurance Program (NFIP)

### **Old Action Items**

1. Reformatting Zoning Ordinance for easier updating

Keith suggested checking the legality of reformatting the current ordinance (including ability to use a linked index to help search for specifics) with Lisa Murray, and further suggested this be considered for all Temple documents in the future that have similar multiple sections. Christine pointed out that the current document is very large, and there needs to be a way to make it easier to download and search. There are no content changes being considered in this effort.
2. Town Office Filing Project (Keith/Olivia): This project is still needing Olivia to find time. Keith confirmed that Carole already has a process to separate current documents from historical documents.
3. Tax Map Updates (Keith): Keith will keep a running spreadsheet of Tax Map updates that will be required in the future (currently aiming for 2023). Keith is also documenting the process to better assist changes in the future, should someone else take over the responsibility. Keith requested assistance for 2021 changes, when he was not a member of the Planning Board.

4. Create Zoning Ordinance Historical Index (Christine): Brian has not yet found the historical documentation he believed he had. Bruce suggested that Allan Tim Fiske, Pete Caswell, or Allan Pickman might have documentation.

#### **New Business**

1. Planning Board webpage review: nothing new was reported.
2. Home Based Business: Christine is checking on what other towns are doing.
3. Stepping Stones Farm may well come back to the Planning Board once Boo has the letter of decision from the ZBA (expected this week).

Bruce moved adjournment. The motion was seconded by Brian and received unanimous approval.

**The meeting was adjourned at 8:00pm.**

Respectfully submitted by Rev. Olivia Holmes, Clerk

**NH DES 2022 Source Water Protection Conference May 24<sup>th</sup> in person & May 25<sup>th</sup> virtual.**

#### **Floodplain Management Basics for Community Officials Webinar**

May 24, 2022 at 10:00 AM. This webinar will be recorded and posted to the NH Office of Planning and Development YouTube Page.

<https://www.nh.gov/osi/planning/programs/fmp/index.htm>

**Next meeting: Tuesday, June 7<sup>th</sup>, 7:00pm, Temple Town Hall**