

Temple Planning Board
Approved Minutes, Tuesday May 3rd, 2022
7:00 pm, Temple Town Hall
20220503 TPB Approved Minutes

Present: Christine Robidoux, Chair; Bruce Kullgren, Jr., Vice Chair; Keith Charlton; Alan Fox; Brian Kullgren; George Willard, Select Board ex-officio; Olivia Holmes, Clerk

Absent: Murray Collette

The meeting was called to order at 7:00pm.

Christine handed out a Legislative update from NHMA prior to the start of the meeting. (See attached.)

Approval of Draft Meeting Minutes of April 19th meeting

George moved approval of the minutes of the April 19th meeting as amended. The motion was seconded by Keith and approved by unanimous roll call vote.

Invitation for Comments from the Audience:

Connie Kieley expressed concern about the timeline for the Board to consider driveway regulations. She is specifically concerned about the number of driveways that could be built in a way she feels would be unsafe. The process of revision could take months or years. Connie suggested that perhaps the Board could utilize some expert advice to shorten the timeline. Connie worries that working with Southwest could be a cumbersome process.

George Willard expressed concern that affordable housing would be encumbered if driveway engineering were required all the way to the front door. Keith felt following the New Hampshire guidelines would be the most efficient way to proceed.

Christine observed that two legal opinions were offered on the current driveway regulations that will also be useful.

Old Business

1. Lot Line Adjustment Follow-up (Christine/Murray)
Murray delivered the mylar plats of lots 2B-75-1 and -2 to the Register of Deeds. They have been registered as Plan 41394.
2. ADU Follow-Up (Bruce/Brian)
Brian feels an extra 3 acres should not be required for a detached accessory dwelling unit if not required for an attached accessory unit. Keith will send the current ADU section of the Temple zoning ordinance to Brian so he can draft an update.
3. Community Advisory Committee Updates (Christine/Keith)
Local housing advocates will meet with the Planning Board on May 12th in the Annex, at 6:30pm, to describe the possible Housing Forum.

Christine reported the Charrette application has been well received. Plans are being outlined to have the Charrette in October, possibly the 14th and 15th or the 21st and 22nd.

4. Master Plan Natural Resources Inventory (Murray/Con Com)
 - a. Scott Hecker has reported he has a couple of volunteers to help.
5. Zoning Regulations Review/Municipal Technical Assistance Grant (MTAG) (Keith/Christine). Lisa Murray (SWRPC) is working on a draft, and would like someone from the Board to review the draft. Bruce volunteered. Christine passed out questions from Lisa (see attached). Planning Board members should send input on the questions to Christine.
6. Other 2022-2023 Initiatives. No new information on either of these.
 - a. Master Plan update schedule
 - b. National Flood Insurance Program (NFIP)
7. Discuss Alternate Appointments

Russ Huntley's email of May 2 expressing interest in being an alternate was distributed, and he spoke to it. George suggested Nicole Concordia should also be considered. Christine suggested she would certainly want the Board to consider Nicole should she submit a letter of interest.

Keith moved to have Russ Huntley become an alternate to serve until town meeting in 2023. George seconded the motion. The motion passed with Bruce abstaining and Brian saying no. Russ will be sworn in by the town clerk.

There is still an open position available for a second alternate according to the Board's Rules of Procedure. An interested candidate would need to write a letter of interest.

Connie questioned the appropriateness of selecting an alternate who ran in an election and was not elected.

8. Summer Planning Board meeting schedule: July 19th and August 16th.

Old Action Items

1. Reformatting Zoning Ordinance for easier updating (Keith)
2. Town Office Filing Project (Keith/Olivia)

Keith and Olivia will discuss timing off-line.
3. 2023 Tax Map Updates

New Business

Cam Lockwood is retiring from her position as a director and commissioner of the Southwest Regional Planning Board. Christine asked whether anyone on the Board would wish to replace her. The Planning Board needs to approve whomever is selected. It's a 3-year term. They have monthly meetings and perhaps quarterly meetings again. There can be up to 2 representatives from Temple on the Board, per the RSA. Christine volunteered. Ken Caisse suggested

advertising the position on the town website and through the town email distribution list. Bruce moved appointing Christine. The motion was seconded by Keith and carried with Christine abstaining. Christine will ask Cam for a job description. She will also ask Carole to include her appointment on the next Select Board agenda.

Gale Assoc., in Bedford, sent an email to the Planning Board email address suggesting ways in which they could be useful to the Board. George pointed out that SWRPC does a lot of the same work this organization does. Christine will forward the email to the Select Board.

Christine suggested it would be very helpful to have a zoning ordinance index. Brian has the very first ordinance, from 1972. George has all the updates from 1983 to 1995. Brian will see whether he has the years between 1972 and 1983. Christine will draft up a list of ordinance updates through the years once she gets the ordinances from Brian & George.

In April of 2015 the Marshes went to the Select Board for a permit for a home-based business category 3. They met with the Planning Board in June of 2015, which did not recommend a site plan review. However, at that time they already had more vehicles than allowed for a home-based category 3 business. Keith suggested discussing this with Lisa Murray at SWRPC during the regulatory review. Christine suggested the Board should look more closely at the regulations around home-based businesses for clarifications to make it easier for residents to comply. Christine requested the PB review for a future discussion.

George moved adjournment of the meeting. Bruce seconded the motion which carried by unanimous roll call vote.

The meeting was adjourned at 8:22pm.

Respectfully submitted by Rev. Olivia Holmes, Clerk

Upcoming Webinars and Workshops:

The **NH Office of Planning and Development's 2022 Spring Planning and Zoning conference** will be held on consecutive **Saturdays, April 30th and May 7th, from 9:00 a.m. to 12:00 p.m.**

NH DES 2022 Source Water Protection Conference May 24th in person & May 25th virtual.

Next meeting: Tuesday, May 17th, 7:00pm, Temple Town Hall

Attachments: Russ Huntley's email of May 2nd
Southwest MTAG draft TPB response
NHMA Legislative Update