

TOWN OF TEMPLE, NEW HAMPSHIRE

PLANNING BOARD

November 20, 2019

MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Allan Pickman, Nicole Concordia, Bill Ezell, Bruce Kullgren, Jr., and Tedd Petro

Call to order by Pickman at 6:59 p.m.

Approval of minutes: The minutes of 11/06/19 were reviewed. Motion by Bruce Kullgren to approve as written, second by Petro, and so voted.

Doug Heck appointment re: Site Plan Review: Heck came in to speak to the board about the SPR process. This was a condition from a recently granted Special Exception by the Zoning Board of Adjustment, and will bring his existing commercial building into compliance. Discussion followed about how the SPR process works and what Heck needs to do in preparation, with the following talking points:

- Heck provided a history of his longtime ownership and use of the property
- the town has been aware of his commercial business
- an unsigned copy of the ZBA decision was provided by Heck and reviewed
- a drawing showing details and measurements of Heck's property was reviewed
- board members were asked to consider waiving the need a formal scale drawing, and the members present felt comfortable working with the informal one provided by Heck
- Heck indicated no major changes are anticipated and this process would put him in compliance with zoning
- it was decided the PB would do a site walk of the property, after which a formal hearing date will be decided; the site walk was scheduled for Tuesday, Nov. 26th at 9:30 AM

National Flood Insurance Program: Continued discussion about the town joining this program and what procedures are involved, with the following talking points:

- available training workshops were mentioned; Ezell will attend a Floodplain Administrator workshop
- even though preliminary paperwork has already been submitted by the Selectboard, Ezell noted the town does not have to follow through
- a suggestion was made to offer a warrant article to ask the townspeople if they wish to pursue this program; after consulting the calendar there is time available to hold one or more public hearings
- comment from Bruce K. that during the previous PB meeting there had been a fairly strong sense of board members wanting more information, with a suggestion to "put the brakes on" as there is a lot to consider
- Pickman suggested the board should proceed as if the town is going to join so voters can make an informed decision
- Concordia made reference to a previous statement of there not being that many flood prone areas in town and felt the hearings should move forward to help "educate ourselves"
- speculation about a scenario where a developer might propose placing several houses near a brook and how they would have to make sure it is not flood prone
- flood maps are not ready yet and have to go through a several-step process before being finalized

Affordable housing: Continued conversation about various aspects, with the following talking points:

- Pickman presented his workup of density changes for Planned Residential Developments (PRD's)
- builders would be given a density bonus that would allow an increase in units if the housing sizes were smaller
- numbers were based on a minimum of 12 acres of qualified buildable land, residence sizes of 1600 square feet or less, and an increased amount of open space
- the hope would be that these changes would help encourage building of smaller, more affordable housing
- discussion followed about the second public forum, with three topics selected: 1) PRD modifications, 2) allowing single owner 2-family dwellings on one lot, and 3) changes to road regulations regarding use of asphalt vs. gravel for new roads
- Pickman offered to create a hand-out to be available at the forum

TCPC activities: Christine Robidoux provided information about recent meetings and seminars she had attended. Regarding affordable housing, the trend is for smaller house sizes; use of "universal design" that would help accommodate transition for

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seniors and the disabled; limit growth in the area and focus on just one area such as the village to provide a social environment and common spaces that young families and renters seek out. Robidoux inquired if the town's (2003) definition of the three zoning districts were still valid. Responses included limitations of the village district, a large amount of conservation land, the town-owned Skladany property, and reference to Smart Growth and best practices. Robidoux also mentioned trying to find some compromise in the use of agricultural land, which is largely held under the state's current use tax program and has restrictions. Robidoux also mentioned broadband is moving slowly and other towns are further along in the process. The high cost of installing DSL and broadband continues to be a major factor. She would like to have Temple hold a forum on broadband.

Motion to adjourn by Kullgren, second by Petro, and so voted at 8:30 p.m.

Minutes submitted by Betsy Perry