

**Temple Planning Board
Meeting Minutes
Tuesday, November 17, 2020; by Zoom, 7:00pm**

Present: Bruce Kullgren, Jr., Chair; Randy Martin; Nicole Concordia, Secretary; Allan Pickman; Christine Robidoux; George Willard (Select Board ex-officio); Olivia Holmes, Clerk

Absent: Brian Kullgren

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

Reading of the "Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During the State of Emergency."

First Order of Business:

Bruce shared with the Board that Randy Martin has decided to resign as Vice Chair of the Planning Board effective immediately and looks forward to continuing to participate as a regular member. Nicole moved to nominate Allan Pickman to fulfill Randy's term as Vice Chair until elections in March, 2021. Bruce seconded the motion, and the motion passed by roll call vote with one abstention.

Approval of Draft Minutes: November 4, 2020

Approval of the minutes of the November 4th, 2020, meeting, as amended was moved by Christine, seconded by Allan, and unanimously approved by roll call vote. It was noted, during this evening's meeting, that other town committees can suggest changes to the Master Plan, but the Planning Board has responsibility for the Master Plan.

Invitation for Comments from Audience Members: No audience member comments were offered at this time.

Housing Survey Update

Christine reported that 173 residents responded to the survey overall. Not every resident responded to every question, and some people offered multiple answers; so there are not necessarily 173 responses to every question. She has made a few modifications to the draft she had sent to the Board after discussion with Nicole. The survey results will be made public when the report is finalized. Some observations Christine reported included these:

1. A lot of people are open to ADUs. Giving people an understanding about zoning requirements for ADUs will be important.
2. Roughly the same percentage of people were defining rural as small lots and as large lots; two very different answers. Some people checked both of those boxes.

3. A large percentage of respondents are working from home now, which may lead into some of the other themes she noticed.
4. There were some requests for a space with a roof outside the library where people could communicate by WIFI.
5. A few people commented on gathering more information on the impact of the economy on town affairs.
6. A few people commented on their desire for inclusive or elder housing.
7. More than half the respondents were in favor of agrihoods. It was suggested the Board could look at agrihoods in the future, determining what would be required by zoning to make them possible. For example, if an agrihood were put into the PRD ordinance, would it meet zoning requirements?
8. Protecting farmland and aquifers seemed important to people who grow their own food.

Christine suggested the Board might update the open space plan (part of the master plan) in 2022, after the maps have been updated.

She also asked whether the Board should collaborate with others, who are experienced from all over the state, to learn how the Highway Department space could be used if the department moves out of the village.

Plan for Disseminating Survey Report When Finalized

- a. Christine will prepare a final draft, with conclusions, for Board review. When approved,
- b. present it on the Temple Planning Board Website, before the 12/1 hearing
- c. send it out to residents in an eblast,
- d. mention it at the 12/1 hearing but present it at a separate hearing, although there may be questions about ADUs at the 12/1 hearing that could lead to information from the survey.

Note: At 7:30 the Board began the Beaudoin Subdivision hearing, detailed below, resuming the survey discussion at the conclusion of the hearing. For the purpose of these minutes, the complete survey discussion is included above.

Beaudoin Subdivision Hearing: 242 General Miller Hwy.

Lisa Beaudoin has owned the house for 22 years, and is asking the Board and her abutters to accept a proposed plat, selling her home with about 8.7 acres. The subdivision would include the house with General Miller Hwy. being the south and west

boundaries, the cemetery extension being the north boundary, and Cutter Brook being the east boundary.

Surveyor Dennis McKenney reviewed the survey noting the new lot would have 923 feet of frontage. The plat shows 35 feet of setback for each boundary. The smaller, adjacent lot, 6A-60, shows a bit more than 48 acres with 1400 feet of frontage on General Miller Hwy. Bruce noted this lot would need a curb cut from the State of NH since General Miller is a state road.

Bruce felt the plan meets all the Planning Board requirements. Allan thinks it generally meets zoning ordinance requirements. As an abutter, Sherri Fiske was in favor of the plan.

Next Steps:

- a. The Planning Board will need recording fees and a letter. There will be an additional \$30 in recording fees because there were three more abutters needing notification than listed on the application.
- b. Dennis or Lisa provides the Board (Bruce?) final plats signed in black, including 2 mylars; one for the town registry of deeds, along with 4 paper copies. The final plats will have the correct scale, and will show the existing septic system and well.
- c. Once the paperwork is delivered to the registry, they usually record the information in a number of hours, and have it on their website the following day.
- d. Lisa requested being allowed to deliver the required documents and fees herself.
- e. Bruce agreed to get the documents from Dennis, and will take them to Nicole for signatures, and then deliver them to Lisa.

Allan offered a motion to accept the subdivision application as it will be finalized by Dennis. Christine seconded, and the motion was unanimously approved by roll call vote.

Zoning Ordinance Amendment Proposal

The Board reviewed the draft of proposed changes prepared by Nicole and reviewed by Allan (copy attached), and thanked Nicole for her excellent work. Nicole moved to approve the draft of proposed changes; Allan seconded, and the Board approved the motion by roll call vote.

The Board scheduled a hearing for Tuesday, December 1st, by Zoom, at 7:00pm. Nicole shared a draft agenda for the meeting, and the Board offered edits and assignments for Board members presenting each agenda item (copy of final agenda attached).

Nicole suggested asking Atty. Drescher to review the list of proposed changes after the Hearing has taken place.

Allan will send a notice of meeting to the Clerk 10 days before the scheduled Hearing, and Olivia will forward it to Carole Singelais for posting (town office, Willard's store, and

on the website). It was agreed to place a notice in the Monadnock Ledger, though it is unlikely it will meet the 12-day time frame.

Review and finalize Zoom Glitch Agenda Note at top of agenda

After reviewing the draft note on what to do in the event of a Zoom glitch, Nicole moved approving the draft, Randy seconded, and the motion was approved by unanimous roll call vote.

Site Plan Review Application Form review (Allan, George Bruce, Randy?)

This was not reviewed tonight. The Clerk was instructed to include this under updating rules and procedures (forms in general).

New Business

The clerk was instructed to send Allan's list (proced4.doc) to Board members to enable them to offer edits within the document.

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

The meeting was adjourned at 8:43pm.

Next Meeting: Tuesday, December 1st, 7:00pm by Zoom.

Respectfully submitted by Rev. Olivia Holmes