

**Temple Planning Board**  
**Approved Minutes, Tuesday October 4<sup>th</sup>, 2022**  
**7:00 pm, Temple Town Hall**

**Present:** Christine Robidoux, Chair; Bruce Kullgren, Jr., Vice Chair; Murray Collette, Secretary; Keith Charlton; George Willard, ex officio, Select Board; Russ Huntley; Rev. Olivia Holmes, Clerk

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

**Absent:** Alan Fox, Brian Kullgren

The chair appointed Alternate Russ Huntley as a voting member for this meeting.

**Approval of Draft Minutes of September 20<sup>th</sup>, 2022, Meeting**

Bruce moved approval of the September 20<sup>th</sup> meeting minutes as amended. Keith seconded the motion which carried by roll call vote, with Russ abstaining.

**Invitation for Comments from the Audience**

Ivy Bibler said that renting her house as an Airbnb has allowed her to stay in her home without having to work outside her home. She pointed out that as an owner/occupier she can manage noise levels of renters. Ivy stressed the importance of owner occupancy to her, and to others with whom she has discussed this matter. She stressed her desire to be compliant with town zoning laws and stressed a similar desire among those with whom she has discussed this issue. She suggested the Board put together a group to recommend laws around this issue. Connie Kieley suggested that having to pick and choose laws that apply could be a problematic task for the Board/town to undertake. Connie hopes the state will address this issue rather than the town having to do it.

**New Business**

1. Revised Subdivision application – Lots 5B-84 & 5B-84-1 (S. Guy)

A paper copy of a letter from Sam Ingram of Meridian Land Services was received at the town office yesterday along with revised plans. Laura Spector-Morgan, Temple's Land Use Attorney, has no problems with the revisions, as is the case with Temple's Health Officer, Pete Caswell. Richard St. George, A representative from Four Seasons Sotheby's Realty, introduced himself as Shelley Guy's real estate agent. Bruce moved waiving the requirement for a preliminary application for Lots 5B-84 and 5B-84-1 (between Moran and Cutter Roads). The motion was seconded by George and carried by unanimous roll call vote.

Christine proposed waiving the application fee of \$35 as well as the lot fee of \$90. Bruce moved waiving a total of \$125 for the subdivision application. Keith seconded the motion which carried by unanimous roll call vote.

**Temple Planning Board**  
**Approved Minutes, Tuesday October 4<sup>th</sup>, 2022**  
**7:00 pm, Temple Town Hall**

Christine reported that Sam Ingram will deliver address labels for abutters tomorrow. Keith will help Christine get the notices to abutters in the mail by Thursday. Bruce moved scheduling a hearing on this subdivision application for October 18<sup>th</sup>. Keith seconded the motion which carried by unanimous roll call vote.

Heather Peterson, also of Four Seasons Sotheby's, asked for clarification of whether a hearing was necessary since the application presented is the same as the one reviewed by the Board during the preliminary review, assuming that was at a hearing. Christine clarified that the hearing was held on the plans with the bump out around the existing well not the current plan, therefore a new hearing is required. The board agreed posting on the town website and the two locations in town will be sufficient notice for the hearing on the 18th, without adding a notice in the Ledger.

**Old Business (As Time Allows)**

1. Update on Temple Mountain Monastery Site Plan Review & Religious Exemption, Lots 9A-2, 4, 5, and 1A-3.

Christine forwarded to Board members Laura Spector-Morgan's opinion that the building being used for utilities does not qualify as a religious use. Spector- Morgan offered to do more research on this issue. Ajahn Jayanto, Co-Abbot of the monastery, expressed the perspective that the building would qualify to be classified as being used for religious purposes, since religious practice happens wherever the monks are on the property. Christine suggested the Board authorize Laura to do further research on the issue so that the issue is settled for all future development on the property.

**Public Comments:**

Cam Lockwood suggested a site plan review would be a good idea just to ensure proper drainage, etc.; particularly in the event the property comes out of religious exemption at some future time. Connie Kieley expressed concern that any particular building or space be defined as nonreligious since the entire property is a monastery.

George moved delaying this issue until the next meeting, when monastery representatives could attend the meeting. Bruce seconded the motion which was unanimously approved by roll call vote.

2. Excavation Regulations.

The Board reviewed the updated draft (which had been attached to the agenda for the 2022/09/20 meeting). Christine has sent the draft to the Conservation Commission. They had a question about the advisability of a cap on excavation amounts. Mike Madden, ConCom member, also asked why the ConCom should sign an excavation application if they have no authority over the excavation proper. Christine explained that, essentially, the requirement keeps the ConCom informed of the application, and means they would receive notice of a hearing.

**Temple Planning Board**  
**Approved Minutes, Tuesday October 4<sup>th</sup>, 2022**  
**7:00 pm, Temple Town Hall**

An excavation permit could be required if the building project requires removal from the site of more than 500 cubic yards of earth.

Murray asked whether a permit would be required if nothing is being removed from the property. He also noted that excavation from a granite quarry is exempt from the permit requirement, and asked whether that is the right thing for the town. Keith moved postponing a hearing on the excavation paperwork until the first meeting in November. George seconded the motion which carried by unanimous roll call vote. Christine will reach out to her contacts at the state as well as the Land Use Attorney with the Board's questions.

**3. Driveway Regulations**

Murray met with Fire Chief George Clark to learn Chief Clark's views on driveway regulations from the perspective of emergency response. Chief Clark suggested that perhaps he should be included in the driveway permitting process. He would like to consider driveway width and vertical clearance, passing lanes and turnout options, for example, from a first responder perspective. Murray explained that Temple's Fire Department has about 400 feet of hose, which needs to be considered in determining turnout distances. Hancock's regulations do specify turnout requirements. Chief Clark suggested considering a turnout requirement every 400 feet or so. He was also concerned about slopes, particularly if they could stop a fire truck from getting to the emergency site. Chief Clark suggested offering prudent recommendations rather than laws. Murray and the Chief would like more time to prepare a specific proposal for the Board.

**Public Comments:**

Connie Kieley expressed concern that resolving this issue quickly would be helpful.

4. Short-Term Rentals Christine reported having attended a webinar on this subject last week. She reported that the legal opinion given during the webinar was that short-term rentals, when the owner is not in the house, are not permitted in Temple. Christine reviewed statutes that were discussed as relevant during the webinar.

Christine explained the timetable options for posting notice and holding public hearing/s in compliance with town meeting requirements that we need to keep in mind if we are going to present anything to voters in March.

5. SWRPC Regulatory Review/InvestNH Grant Application
- a. Site Plan Regulations & Subdivision Regulations
  - b. Zoning Ordinance (2022)
    - i. ADU Revisions
    - ii. Form Based Code
    - iii. Neighborhood Overlay Districts
    - iv. Home Based Businesses
    - v. Change of Use

**Temple Planning Board**  
**Approved Minutes, Tuesday October 4<sup>th</sup>, 2022**  
**7:00 pm, Temple Town Hall**

Christine reported that she has a copy of the grant application as currently drafted, which includes a description of what the process and results would include. The Charrette is included in the application.

6. Master Plan Natural Resources Inventory – ConCom

Christine asked Murray to follow up with Moosewood Ecological for next year's estimated budget costs.

7. Community Advisory Committee Updates - Christine/Keith

- a. Housing Forum:
- b. Plan NH Charrette

Bruce and Jessica Hipp met, and are hopeful the Charrette will add direction for the forum. Jess is hoping to create a power point presentation with visuals.

Christine reviewed the schedule for the Charrette and encouraged all Planning Board members to attend.

8. Other 2022-2023 Initiatives: Not discussed at this meeting.

- e. Master Plan update schedule
- f. National Flood Insurance Program (NFIP)

**Old Action Items**

1. Reformatting Zoning Ordinance for easier updating, online more user friendly

Keith will send copies of the original and updated versions to the Board for review and editing before the meeting after next.

2. Town Office Filing Project - Keith/Olivia

A first stage of uploading all 2022 meeting minutes to a shared drive to which Carole Singelais and Olivia have access has been achieved. Keith offered a next step of uploading to the shared drive Allan Pickman's files from previous years; currently stored on a thumb drive at the office, a copy of which Keith has. Keith asked Bruce to look for any documentation he may have from the 1990s, and asked George to see whether he also has old files that should be added to documents at the town office.

3. Tax Map Updates – Keith

Keith is continuing to work on corrections with Carole Singelais. He is preparing a spreadsheet of all current required Tax Map changes for both new Site Plan Application Approvals and past

**Temple Planning Board**  
**Approved Minutes, Tuesday October 4<sup>th</sup>, 2022**  
**7:00 pm, Temple Town Hall**

errors that have been discovered with the current Tax maps, this spreadsheet will be used for the TPB 2023 budget.

4. Create Zoning Ordinance Historical Index – Christine: Not discussed at this meeting.
5. Planning Board webpage review: Not discussed at this meeting.

**Other Business**

1. Planning Board Budget 2023

Christine asked for clarification of budget issues to be addressed for the 2023 budget. She will share a proposed budget at the next Planning Board meeting.

2. 2023 Land Use Regulations publication

The new books are available with the latest legislative changes. Christine polled the board to determine how many copies to order for the Planning Board. The board decided on one for each member, plus one electronic copy.

3. Upcoming Webinars/Conferences.
4. Internet connection instructions to future TPB meetings will be included on future agendas. The CAC is testing out the capability this week.

George moved meeting adjournment. Bruce seconded, and the motion carried by unanimous roll call vote.

The meeting was adjourned at 8:52pm.

Respectfully submitted by Rev. Olivia Holmes

**Next meeting: Tuesday, October 18<sup>th</sup> at 7:00pm, Temple Town Hall**