

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
April 17, 2019
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:04 p.m.

Approval of minutes: The minutes of 04/03/19 were reviewed. Motion by Ezell to approve as amended, second by Brian Kullgren, and so voted.

Review of paperwork for Vince Mamone lot line adjustment: Pickman explained the proposed changes as board members reviewed a copy of the plat. All related paperwork has been received and abutter notices will be mailed out. The hearing date is scheduled for Wednesday, May 1st, at 7:00 p.m.

Broadband access: Ezell spoke about the widespread problem of towns in the region not having access to high speed internet. He referred to a recent newspaper article describing how Chesterfield, NH has made a deal with Consolidated Communications to supply fiber to every house in town. The infrastructure costs will be bonded and guaranteed by Consolidated, and paid for not by taxpayers but by a user fee added on to monthly service charges. Discussion followed about exploring the possibilities for Temple, with Ezell suggesting the town start by contacting Consolidated.

Wilson Road: Pickman mentioned a 9.8 acre parcel located at the corner of Howard Hill Road and Wilson Road that had been recently put on the market. Petro said the lot sold immediately and for more than the asking price. If the new buyer should desire to subdivide and develop the lot there may be a problem with calculating road frontage due to concerns about the legal status of Wilson Road. According to old town records, this road was discontinued by a vote of the town at town meeting in 1891. Information from 20th century maps indicates Wilson Road is a classified as Class VI. Research is ongoing.

Public hearing for Whitcomb minor subdivision: Pickman opened the hearing at 7:31 p.m. Chris Guida from Fieldstone Land Consultants displayed a copy of the plat and explained details about the new building lot, and also answered questions from audience members. Board members were satisfied and had no further comments. Motion by Petro to accept the application, second by Brian Kullgren, and so voted unanimously. Motion by Petro to approve the subdivision, second by Martin, and so voted unanimously. The Mylar and plats were signed, checks to cover recording fees were provided, and Pickman will get the plan recorded at HCRD. An additional Mylar is needed as a town copy and will be provided by Fieldstone. The hearing was closed at 7:44 p.m.

Affordable housing: The scheduled speaker was unable to attend the meeting. Bruce Kullgren led board members in a discussion about what might be done to allow building of more affordable housing in town. Pickman commented that town zoning as written has worked to preserve rural character and meet the goals of the Master Plan, but also contributes to make housing no longer affordable for many. Topics of discussion included the following:

- review of Planned Residential Development (PRD) and Workforce Housing regulations to better understand what is currently allowed

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- perform an exercise on what different scenarios could be allowed on a parcel as a best use of the land
- impact of building costs such as land, septic, well, driveway, construction, etc.
- consider allowing higher densities
- consider allowing condos
- take a look at the tiny house movement, with reference to an existing tiny house community in Peterborough, as well as pending NH legislation affecting tiny homes
- consider allowing duplexes, and the impacts of different owner/rental situations
- incentives for builders to build affordable housing
- current PRD regulations seem to allow building of duplexes or row houses
- Pickman offered to do a speculative mock-up of a PRD to determine possible uses of land, and will utilize an existing 30-acre parcel of land located at the intersection of Boutwell Hill Road and Route 45 as a model

Other business:

– NEW SUMMER MEETING HOURS:

MAY - Wednesday 5/1 and Tuesday 5/21

JUNE – Tuesday 6/4 and Tuesday 6/18

JULY – Tuesday 7/16

AUGUST – Tuesday 8/20

All meetings will begin at 7:00 p.m. Additional meetings may be scheduled if warranted due to increased workload or to meet certain timelines.

Motion to adjourn by Bruce Kullgren, second by Ezell, and so voted at 8:24 p.m.

Minutes submitted by Betsy Perry