

Temple Planning Board
Approved Minutes, Tuesday, April 19, 2022
7:00pm, Temple Town Hall
TPB Approved Minutes 20220419

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

The meeting was called to order at 7:00pm

Approval of Draft Minutes of 2022/04/05 Hearing & Meeting

Motion to approve as amended by: Bruce
Second by: George

Approved by roll call vote, with two abstentions (Brian and Alan).

Review of Application for Lot Line Adjustment for Lot 2B 75-1 and 75-2

Motion to accept application by: Bruce
Second by: Brian

The motion was unanimously accepted by roll call vote.

Request for public Comments: No comments were received at this time.

Public Hearing on Lot Line Adjustment for Lot 2B 75-1 & 2B 75-2, Town owned lots on Rte 45

The hearing was convened at 7:10pm.

Christine reviewed the application. As a Select Board member, George Willard is an applicant, and recused himself. The original subdivision for these lots was made in 1988. In 2020 the Land Use Committee looked at all town lots, including these, and recommended that a) a lot line adjustment to create a trail on lot 75-1 be made; and b) that lot 75-2 be sold. The voters approved a warrant article in 2021 to make this adjustment.

Public Comments:

Rose and Alan Piccone, residents of 75 Cornerstone Lane asked to see a survey of the lot line, expressing some confusion about the adjustment to be made and the location of survey markers on Lot 2B-75-4.

Jean Arsenault reported her house is very close to the stone wall where the path is intended to be placed, so walkers could conceivably look directly in her windows. Tim Fiske, Chair of the Land Use Committee, explained there is a 50-foot buffer from the stone wall. Any house built

there in the future would have to be an additional 35 feet away from the stone wall (so a total of 85 feet).

Rose Piccone asked whether snowmobiles would be allowed, or whether access would be limited. The Planning Board would not be involved in such restriction. John Kieley reported that the Conservation Commission has been working on town trails for a number of years. He reported that the Kieleys have made provisions for a permanent trail through the back of their property. Town trails are used for walking and horseback riding. Snowmobiles and other off-highway road vehicles (OHRVs) will not be allowed. The purpose of the easement being considered tonight is to allow people to get to the town trails from the parking lot on the "Chris Weston" property.

Bruce moved to close the hearing portion of the meeting, seconded by Brian. The motion passed by unanimous roll call vote.

Tim Fiske reported the map shows the frontage to be a bit different from the map of 1988. The frontage on the current survey is a straight line; whereas years ago they followed the stone wall, so there's a difference of about 5 feet. The difference does not affect anything.

Christine reviewed the Planning Board checklist. She asked whether any Board members anticipate any regional impact (they did not). She noted the Board has 65 days to make a determination to accept the application. It was noted that the driveway will have to be re-permitted on Lot 2B-75-2. Christine also noted that soil data and percolation tests were done as part of the original subdivision in 1988.

Bruce moved approval of the application from the town of Temple to adjust the lot lines as defined in the application. The motion was seconded by Brian and approved by unanimous roll call vote.

The 50-foot parcel will have to have a conveyance attached to the deeds. Ken Caisse affirmed that the Select Board will make sure that happens. Keith will make sure the change is included in the documentation at the Hillsborough County Registry, and that it will be included in the tax maps when next updated (possibly in 2023).

John Kieley will pass on to the ConCom information regarding protecting Jean's property from the path coming too close to her wall, and her request that not too many trees be cut.

Tim Fiske provided maps, mylars, and checks to the Board.

Other Business

1. Discussion on ADU's/Tiny Houses – Rose Lowry (*guest*)

Rose Lowry explained that her lot on Cutter Rd. is just 2 acres (dating back to roughly 1965, before 3-acre zoning requirements were established). Current zoning would not permit a detached Accessory Dwelling Unit (ADU) on the lot. Current zoning requirements are for 6 acres for a detached ADU to be added. Brian would like the requirements for a detached unit to be the same as those for an attached ADU. Brian would like such a change to be on the town ballot next year. Keith thought the town would be more receptive if the second dwelling unit is smaller than the primary dwelling unit (according to state formulas). Keith thought the right balance between the primary dwelling and the detached dwelling, keeping the rural nature of the town, would be what most folk might be concerned about. Rose mentioned the possibility of tiny houses, which has not yet passed the state legislature. Christine mentioned the possibility of converting an existing building to a detached unit; a garage or barn, for example.

Connie Kieley suggested the overall density of the town should be considered first. Creating environments of open space could also be a way to address the overall density question.

It was noted that young families could reduce their household expenses by having an income stream from a rentable detached dwelling. It was also noted that mobile homes are allowed in Temple.

Rose volunteered to help with artwork and/or production to advertise the Charrette.

2. Update on Tax Map Corrections (Keith)
Map 2B has been corrected.
3. Master Plan Natural Resources Inventory (Murray/Conservation Commission)
Murray has reviewed the natural resources inventory with Sean Radcliffe of the ConCom. The vendors responding to the Town request for proposal (Southwest Regional Planning and one other) are considering ways to reduce estimated costs. Sean will check with Southwest and the other vendor and report to the Board. Murray pointed out that Southwest has done Temple's inventories in the past.
4. CAC Update on Charrette and Proposed Housing Forum (Christine/Bruce)
The proposal has been approved by the Select Board, so should be able to move forward in May. Southern NH Services and the River Center will offer a presentation here, at Town Hall, on May 12 at 6:30pm on housing challenges in our area.
5. SWRPC & Municipal Technical Assistance Grant for Zoning Regulations Review (Keith)
 - a. Site Plan Regulations & Subdivision Regulations
 - b. Zoning Ordinance (2022)
 - c. Driveway Regulations
 - d. Earth Excavations

Lisa Murphy of SWRCP explained to Christine that the 15% match could be waived if the town could offer an in-kind possibility.

Keith suggested moving the “Change of Use” question to the Zoning Regulations Review.

6. Other 2022-2023 Initiatives

a. Master plan update schedule

The Board will hold on this for now while awaiting news on the NRI Update.

b. Change of Use

c. National Flood Insurance Program (NFIP)

Jennifer Gilbert, Flood Plan Administrator, reported the preliminary maps will be released in the next month or so, with the technical maps being released within a couple of years of the preliminary maps. Christine will check back with Jennifer in the fall.

7. New business

Christine reported Rose Piccone and her husband, Alan, (residents at 75 Cornerstone Lane) believe the markers on lot 75-4, purchased by Ben Fisk may be in the wrong place. Christine will meet them in the town office tomorrow at 11am and requested a Select Board member be present. Ken Caisse will be there.

Christine reported that a copy of a wetlands survey came through on land in the area of Timberdoodle from NH DES. No action is required of the Planning Board, it is just a notice of activity.

Russ Huntley has expressed interest in becoming an alternate member of the TPB, but has not officially requested to be appointed yet.

A legislative update was shared on SB 249 – The Short Term Rental bill (killed), HB 1307 relative to the Housing Appeals Board (still in committee), and SB 400 relative to Training and Procedures for Zoning and Planning Boards to encourage affordable housing development (Hearing on 4/27).

Next Meeting: May 3rd at 7:00PM at the Temple Town Hall

Add summer meeting schedule to the May 3 meeting.

Old Action Items

1. Dark Skies Ordinance Posting (Keith/Christine)

- a. Keith will work on creating a version that can be more easily edited for future updates.

2. Town Office Filing Project (Keith/Olivia)

Motion to adjourn made by: Bruce
Seconded by: George
The motion was unanimously approved by roll call vote.

The meeting was adjourned at 8:20pm.

Respectfully submitted by Rev. Olivia Holmes

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.** This will be an online event (each session will be recorded and available after the conference). Although this is a free event, registration is required and is open. For more information, including the tentative agenda, please go to:

<https://www.nh.gov/osi/planning/resources/conferences/spring-2022/index.htm>

Shared via email:

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