

Temple Planning Board
Approved Minutes, August 4, 2020

Present: Bruce Kullgren, Randy Martin, Nicole Concordia, Brian Kullgren, Allan Pickman, Christine Robidoux, George Willard, Olivia Holmes (Clerk)

The meeting was called to Order at 7:02.

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

Approval of Draft Minutes: July 7, 2020

Christine moved to accept the minutes as amended. George seconded the motion. Votes to approve the minutes as amended included George and Bruce. Abstentions included Nicole, Brian, Allan, and Randy. The motion passed.

Board Member Updates on 2020 Housing Agenda Items

a. Affordable/workforce housing (Bruce)

Bruce read his draft introductory paragraph to the town survey and will send it to Christine for inclusion, updated as appropriate with suggestions from Board members. Suggestions included adding a definition of affordable housing, some statistics, and mention of the housing crisis in New Hampshire.

Christine reviewed a number of draft questions she has prepared for the survey. She will circulate a draft with Bruce's introductory paragraph when available; for Board discussion and vote at the next meeting. The Board discussed the advisability of Including questions around income and occupation. Christine volunteered to ask Avitar whether they can provide information on number of bedrooms per house.

b. Review legality of PRDs excluding ADUs (Nicole)

Nicole Concordia reviewed the 4 zoning ordinance amendment options she had prepared for the meeting (copy attached for file at town office). These options only address ADUs in PRDs to ensure town compliance. In a straw vote, Brian, Christine and Randy chose option 4. George favored further study before selecting an option. Christine appreciated the depth of Nicole's research.

- c. Attorney Drescher advice on changes to code as needed: (Allan)

Christine has a notice from attorney Drescher saying the living space should not exceed 40% or 750 feet, whichever is greater. This is a separate issue, and Allan is planning to present attorney Drescher's perspective at the next meeting.

Invitation for Comments from Audience Members (None were offered by audience members.)

- d. Floodplain proposal (Christine, Randy)

Board members have copies of maps from the Temple Hazard Mitigation Plan, the Fluvial Erosion Report, and the NH Flood Insurance Map. They are in agreement that since the floodplain proposal is a zoning issue requiring hearings and voting, the question of participating in the National Flood Insurance Program must be addressed.

Board members have received the NFIP brochure and fact sheet (copies attached for town office). The Board discussed exploring the experience other towns have had with this program. The cost to developers of creating their own floodplain map was discussed if that were deemed necessary for them to proceed.

Christine underscored that participating just allows homeowners to protect themselves, whether they're in a high-risk area or not; and that a resident could not get FEMA funds if the town does not participate. Randy and Allan are both concerned about the usefulness of the maps currently available. Randy pointed out that if a resident wants flood insurance, they can get it from their insurance company. The question of putting the issue to a town vote was mentioned. Adopting the plan would require building permit changes for construction in high-risk areas, none of which are identified in existing maps for Temple. Christine pointed out that approximately 95% of towns in New Hampshire participate. Temple and Sharon are both on the side of the mountain, so less likely than the other towns to be affected.

Christine moved that the Board invite Samara Ebinger, Assistant State Coordinator for the Floodplain Management Program at the OSI, to the next Board meeting. Nicole seconded the motion, and it was approved by unanimous roll call vote. Christine will extend the invitation to Samara.

- e. Innovative land use (Christine)

The concern Board members have raised is whether proactively addressing exclusionary housing issues in town would be preferable to state intervention mandating workforce or affordable housing. A question to address is whether Temple should invite a developer to respond to a Request For Proposal (RFP) with their ideas.

- f. Future land use section of the Master Plan: add to fall agenda.

Non-2020 Agenda Action Items Follow-up

Update (if any) on fall P&Z conference: Nicole Concordia. No news yet.

The Timberdoodle Club cannot be used for Board meetings at this time as it does not yet have an ADA compliant bathroom.

Possible Additions to the 2020 Agenda:

1. Work on accessory dwelling units only, rather than three options:

The advisability of addressing RSA 7a.30 and 7a.90 with town residents simultaneously was discussed, including attorney Drescher's perspective on footage and percentages. The possibilities of addressing multi-family dwellings and middle-housing options were also raised as questions.

2. Tax map updates advisability in 2020: Continue to table awaiting further information.

Other Business

- a. The number of acres required in Temple's Mountain District (which includes Old Revolutionary Rd.) to build a detached accessory dwelling unit is ten. However, the Judd's 18- acre parcel is not in the Mountain District.
- b. Site Plan Review Application: George will find out what site plan review application form exists at the town office. Allan sent the Board a copy of the application form he had; he is unsure whether the Board ever approved it. A Site Plan Review Application form should be approved by the Board and filed at the town office and on the town website.
- c. Christine will forward a copy of the acronym index she has drafted to the clerk.
- d. Next Meeting date: Tuesday, 9/1 or Wednesday, 9/2; with a second September meeting either Tuesday, 9/15 or Wednesday, 9/16 at 7pm by Zoom (Christine to let the Board know after August 18). The agenda for that meeting will focus on the presentation by Samara Ebinger, the draft town survey, and Allan's report on attorney Drescher's perspective.

Adjournment of the meeting was moved by Bruce, seconded by Brian, and unanimously approved by roll call vote. The meeting was adjourned at 8:46pm.

Respectfully submitted by Rev. Olivia Holmes