

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
December 18, 2019
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:00 p.m.

Doug Heck re: Site Plan Review: Heck was not present for this session, and will be contacted to attend a subsequent meeting.

Approval of minutes: The minutes of 11/20/19 were reviewed. Motion by Bruce Kullgren to approve as written, second by Concordia, and so voted. The minutes of 11/26/19 (site walk at Heck property as documented by Pickman) were reviewed. Motion by Petro to approve as amended, second by Martin, and so voted. The minutes of 12/04/19 (public forum) were not reviewed at this meeting, as they were lengthy and not all board members had read them. A motion was made by Bruce Kullgren to waive review until the next PB meeting, second by Brian Kullgren, and so voted.

Affordable housing: Board members discussed the outcome of the December 4th public forum, and whether they should put forth any zoning amendments this year, with the following talking points:

- Pickman and Bruce Kullgren were complimented by another board member for doing a good job leading the forum
- board members were asked to consider whether to go forward, massage, or table the three topics presented at the forum
- a straw poll of board members was taken, with the majority in favor of continuing to work and develop something to present something to voters; more detail and clarity will be important
- a time table for holding a another public forum and up to two public hearings was discussed
- copies of a NH legal decision re: affordable housing and zoning (which the town lost) were handed out
- a revised workup of density changes for Planned Residential Developments (PRD's) was handed out and discussed, with topics including impact of smaller houses, size limitations, siting of wells and septs, private roads, current cost to build new at \$145/sq ft, association fees, association bylaws dictating responsibility for repairs, examples of current units in town sharing one well; agreement there would be lots of technical issues to consider
- farmland should be a topic of discussion in future to consider impact of loss and/or development; large tracts could be required to build cluster housing with significant open areas
- do some homework and hold a workshop on “tiny houses” and “container living”; might need special rules just for them, as right now they would have to comply with current zoning; examples of tiny houses exist in area towns including a community of them in Peterborough
- consideration of whether the current structure of requiring 3-acre lots should be modified to help reduce costs
- one possible use of the town-owned Skladany land might be to build housing for retired people, could incentivize for developer; one drawback is no existing infrastructure
- caution noted for the town offering incentives to developers, with examples of other municipalities ending up with a bad deal

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- comment that the town needs to “get educated” and determine what is really needed; sources such as NHFA will come in to talk to towns; there are differing conversations where the PB is looking at technical and legal aspects, and others are considering who wants to live here
- suggestion it would be helpful to show comparison of what zoning is now and what it would be with proposed changes
- comment in support of holding another forum, with concrete information being available; perhaps holding one on just ADU's (Accessory Dwelling Units); desire for more details
- the town allows ADU's per State law; could perhaps consider as a duplex dependent on size
- agreement the forum agenda 'got away', and board members would like to quell any impression they are trying to push something through; holding another forum might be helpful; suggestion the board have one meeting to plan the session before holding another forum
- dates of importance in early 2020 were decided:
 - January 8th - workshop meeting for zoning amendment language for 1) ADU's, 2) PRD's, and 3) single owner 2-family homes
 - January 15th - hold first hearing on proposed zoning amendments
 - January 29th - hold second hearing on proposed zoning amendments (if needed)
- brief discussion of auxiliary apartments vs. two-family
- speculation about the possibility of having two ADU's on one property; perhaps with a variance from ZBA
- ideas on how to more widely advertise a forum or hearing, including utilize the town website, the town newsletter, signage, post at other places such as the library
- question about why the 12/04 forum minutes weren't up on town website, with a response that those minutes had not yet been approved and only final minute were posted; a copy of the draft format minutes is available in the municipal office

National Flood Insurance Program: Brief conversation about the town's current status with this program.

Motion by Brian Kullgren to not move forward with participation this year, seconded by Petro. The vote was 5 in favor of tabling, with Pickman and Ezell voting nay.

Other business: Bruce Kullgren brought up a previous attempt to change zoning regarding agriculture, which ultimately failed at the polls, perhaps because it was not explained well enough.

Motion to adjourn by Martin, second by Ezell, and so voted at 8:26 p.m.

Minutes submitted by Betsy Perry

~ The next meeting will be held on January 8, 2020 at 7:00 p.m. ~