

**Temple Planning Board Meeting  
December 1, 2020, by Zoom, 7:00pm  
Minutes**

Present: Bruce Kullgren, Jr., Chair; Allan Pickman, Vice Chair; Nicole Concordia, Secretary; Randy Martin; Christine Robidoux, George Willard (Select Board Ex-Officio), Olivia Holmes, Clerk

Absent: Brian Kullgren

The meeting was called to order at 7:01pm

Reading of the “Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During the State of Emergency.”

**The Proposed Ordinance Change Hearing Postponement**

The Chair explained that since the Hearing was not posted on the town’s home page, it cannot be conducted tonight. The Hearing was rescheduled to Tuesday, December 15. Olivia will send an updated notice to Carole Singelais in the morning, for posting on the town home page and on the planning board page, and at the town office and Willard’s store. Allan will send the notice to the Monadnock Ledger in the morning.

Christine suggested sending the proposed changes to be presented to Atty. Drescher right away, rather than waiting until after the Hearing. Bruce will take care of this. Bruce will also ask whether regular meetings also have to be posted on the town home page or only on the Planning Board web page.

**Approval of Minutes of 11/17/20 Meeting**

Allan moved approval of the minutes as amended. Nicole seconded the motion, and it was unanimously approved by roll call vote.

**New Business**

Lisa Beaudoin has requested a subdivision approval notice of decision. Bruce will write the notice of approval for Lisa.

Boo Martin has requested time with the Board to make sure her plans for her Stepping Stone Event Center are in order from the Board's perspective. George believes she will have to go through site plan review because she needs new electrical wiring and a sprinkler system in the barn. Allan noted anything interior to the building is not a Planning Board issue. If she has a parking issue, that would be addressed by the Planning Board.

Bruce will contact Boo to see whether she has specific issues for the Planning Board to review, and to learn whether she could accept being on the agenda for the first meeting in January.

**Invitation for Comments from Audience Members.** No comments were offered at this time.

### **Discussion regarding the agenda of the Proposed Ordinance Change Hearing**

The Board agreed that the audience should have an opportunity to ask questions or offer comments after each Board member's presentation. The agenda will note this, and Bruce will explain it in his introductory remarks.

Nicole will monitor the chat in the first section of the Hearing; Christine will monitor the chat in the second section of the Hearing. Bruce will ask, at the end of each question period, whether anyone calling in by telephone has a question or comment to offer.

Thus, the agenda has been amended as follows:

7 pm (5 min)	Bruce	Welcome/Introduction (explain that we will be following agenda & questions will be taken after each speaker. Audience members are asked to be brief, and respect the need for time for others to ask questions or offer comments.)
7:05 (60 min)		<b>Current Zoning Ordinance Overview</b>
	Bruce	Single Family (review salient points by district) Time for questions
	Randy	Planned Residential Development (name some SARA DRIVE; STONEGATE) Time for questions
	Christine	Accessory Dwelling Units (40%, door, etc; give examples from town PRISCILLA WESTON) Time for questions

8:05	(5 min)	Bruce	Describe the Need (legal compliance; clarification) Time for questions
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8:10	(60 min)		<b>Proposed Changes</b>
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		Allan	1-2 ADU Maximum Floor Area Time for questions
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		Nicole	3 ADU in PRD Restrictions Time for questions
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		Allan	4 PRD Private Road Time for questions
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		Allan	5 PRD Language Improvement Time for questions
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9:10		Bruce	<b>General Q&amp;A</b>
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9:25			Hearing Ends
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9:30			Approve Meeting Minutes from 12/01/2020
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Please state your name prior to asking your question or giving a comment. All attendees will be given a chance to speak before anyone will be given a second opportunity to speak. Also note that each public comment and/or question will be limited to 3 minutes of time.

Allan moved adjournment of the meeting. The motion was seconded by Randy, and unanimously approved by roll call vote.

The meeting was adjourned at 7:43pm.

**Next Meeting: Tuesday, December 15, 2020, by Zoom, 7:00pm.**

Respectfully submitted by Rev. Olivia Holmes, Clerk

“Parking Lot Items”

Housing Survey Dissemination Update (Christine)

Atty. Drescher recommendation regarding placement of all TPB Meetings (just on TPB website or also on town home page) (Bruce)

Updating TPB Rules and Procedures, including Site Plan Review Application (Allan)

Updating open space plan, possibly in 2022, after the maps have been updated