

Temple Planning Board
Approved Minutes, Tuesday February 1, 2022
7:00 pm, Temple Town Hall

Present: Nicole Concordia, Chair; Bruce Kullgren, Vice Chair; Keith Charlton, Secretary; Alan Fox; Brian Kullgren; Christine Robidoux; George Willard (Select Board ex officio); Olivia Holmes, Clerk (by Zoom)

The meeting was called to order at 7:01pm.

Approval of Draft Minutes of 1/18/21 Meeting

Christine moved to approve the minutes as amended. The motion was seconded by Keith, and unanimously approved by roll call vote.

Christine read a statement regarding the minutes of 1/18/21 meeting that she requested be attached to these minutes.

Invitation for Comments from the Audience: No comments were received at this time.

Old Business

1. Affordable Housing Committee (Christine/Keith/Alan)
(See Christine's Update attached, read at this meeting)

Christine has not been able to find minutes that designate an Affordable Housing sub-committee of the Planning Board. If Bruce joined Christine, Keith and Alan, that would create a quorum of the Board. Bruce may have volunteered during discussions of the charrette meetings. Christine suggested Bruce could be the Planning Board member on the planning team for the charrette. There will be a meeting this Thursday.

Bruce would like to see the Planning Board focus more on Affordable Housing. He pointed out that without sewer and water, Temple's opportunities are limited. However, he felt the Board could pursue those options that are possible and that residents would approve of such an effort to explore the possibilities.

Nicole's understanding is that the Select Board created the Community Advisory Committee (CAC) to address issues raised by residents that would be beyond the purview of the Planning Board. Christine suggested the Board could prepare a draft overlay district regarding an agrihood, possibly on the property next to the elementary school.

Christine suggested a collaboration between the CAC and the Planning Board. The ball field will be included in the charrette. The Land Use Committee is in communication with the state regarding the frontage on Route 101 and the need to protect the ball field. Parking in the town center will also be included in the charrette, along with the Skladany land.

2. Community Advisory Committee Updates (Christine/Keith)
(See Christine's update attached, read at this meeting.)

The warrant article on the CAC would allow the citizens to officially create and dissolve the committee rather than the Select Board, which would still appoint it. Ken Caisse spoke to the warrant article on behalf of the Select Board.

The CAC will look at the plans for the charrette at their meeting this Thursday, and will present to other town committees when ready. They will have to apply for a grant. The town has to provide meals, lodging and materials to the charrette team of presenters while they're in town. The CAC hopes for a charrette to be scheduled in late spring. Christine explained in some detail how the charrette would work, and how town residents could be involved.

Live Streaming

The committee has received 3 responses to their request for proposal. Ken Caisse felt a recommendation from the CAC would be sufficient; but would appreciate having an in-person report at the next Select Board meeting.

3. Driveway Regulations (Brian)

Brian reviewed the recommended changes, page by page.

Keith noted that there are a number of deletions from the 2017 version of the Driveway Regulations that are not clearly indicated in the document presented tonight as proposed deletions. Nicole pointed out that the document, including the proposed deletions, was presented in full at the November TPB meeting.

There was a brief discussion about whether the Board made any decisions regarding deletions at that November meeting. Nicole suggested that a process for working on document updates should be included in the Rules of Procedure so the Board can be consistent in the process used for these decisions.

Brian moved for presentation of the proposed changes before further discussion. (There are 3 documents involved: the Driveway Regulations created in 2017, the 2017 Regulations presented at the November meeting with specific language and deletions highlighted in red, and the proposal being reviewed tonight (which does not include the deletions). Nicole seconded the motion, and it was approved by unanimous roll call vote.

Bruce reported a discussion in 2017 with Tim Fiske, Temple's Road Agent at that time, in which Tim suggested two reasons for creating driveway requirements: the town still plowed driveways at the time, and there was significant concern about the steepness of slopes in the proposed Tamposi development on Mt. Monadnock.

Brian suggested deleting pages 12 and 14.

Brian moved his proposed changes as presented tonight should be presented to the public at the public hearing. The motion was seconded by George. The motion passed, with Christine voting no. Nicole will prepare the final draft for presentation at the public hearing, and will include and indicate all the deletions recommended and discussed at the November meeting. Nicole will also take responsibility for noticing the hearing.

4. Rules of Procedure (Christine): Christine has made a note of suggestions made tonight.
5. Site Plan Review Procedures & Application Revisions (Keith): Keith will resend the documents to the Board.
6. Subdivision Regulations including Rainfall Event & Third-Party Inspections (Keith): These were not discussed at this meeting.
7. Tax Maps Update (Keith): Keith explained the documentation is not in numeric sequence; and the project is done.
8. 2022 Dark Skies Ballot Question (Nicole): Nicole confirmed ballot language was submitted to the town clerk by the deadline and will appear on the 2022 ballot.

New Business

Bruce will pick up the copies of the Land Use Manual in Keene.

Christine noted Nancy Armstrong wants to do a lot line adjustment, but is not yet ready to present to the Board.

Brian moved adjournment. The motion was seconded by Bruce, and approved by unanimous roll call vote.

The meeting was adjourned at 8:31pm.

Next meeting: Tuesday, February 15, 2022, 7 pm, Temple Town Hall

Respectfully submitted by Rev. Olivia Holmes, Clerk

Attachments: Christine Robidoux's Update on Affordable Housing
Christine Robidoux's Update on the Community Advisory Committee
Christine Robidoux's statement regarding the 02/01/22 meeting read at this meeting
Brian Kullgren's proposed Driveway Regulations presented at this meeting.