

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
January 8, 2020
MINUTES OF PUBLIC MEETING

Board Members present: Nicole Concordia, Bill Ezell, Randall Martin, Allan Pickman, Tedd Petro, Brian Kullgren, Bruce Kullgren, Jr.

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

Approval of Minutes: The minutes of December 4 were reviewed with no changes discussed. The minutes of December 14 were reviewed with an amendment noted by Brian Kullgren regarding the “second” forum should read the “third” forum throughout the minutes. Discussion followed with Pickman and Concordia. Bruce Kullgren Jr. made a motion to remove “second” forum throughout the minutes to read “third” forum throughout the minutes; Concordia seconding the motion, all voting in favor of the motion.

Brian Kullgren requested striking his opinion expressed in the last sentence under “Other Business” in the minutes. A motion was made by Petro and seconded by Bruce Kullgren to strike out the sentence, all in favor.

A motion was made by Brian Kullgren and seconded by Concordia to approve the December 14 minutes as amended, all approved, and so voted.

The board discussed forums, and it was noted by Pickman that a forum is not a legal event, and a hearing is a legal definition and is required to have items placed on the ballot.

7:14 Doug Heck re: Site Plan Review: Pickman reviewed minutes pertaining to Heck site meeting and noted Heck needed to proceed with Site Plan Review process concerning abutter notifications, providing a plan with the added plantings shown. Pickman made a motion to waive stamped drawings, mylar and engineering study/ drawings; with unanimous approval from the board, the motion passed. Pickman noted that, after the hearing to be scheduled, we would proceed from there.

The Heck plan needs to show planting of trees for the buffer line. Pickman agreed to meet with Heck to review and complete the application form, which Heck was given at the meeting. Pickman suggested to Heck to bring the completed application back to the Planning Board for accepting, schedule and have the hearing and end with a Planning Board vote on the project.

7:24 Discussion of Zoning Amendments: Concordia handed out a suggested organizational agenda for the January 15 Public Hearing. Discussion followed, reviewing the need for timely organization to be in place for the meeting to run smoothly and provide clear information for the audience.

Pickman reviewed his ballot context to the three proposed changes and reviewed the Proposed Changes sheet, with discussion as follows:

Amendment 1: *Duplex*

- Duplex- would be allowed on any building lot within current zoning
- Measured setbacks from 35’ to 70’
- Remain under single ownership
- Can’t re-subdivide to make more than 2 units

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
January 8, 2020
MINUTES OF PUBLIC MEETING

- Enforcement of owner occupied was a question raised by Petro
- Ezell noted more statistical data may be needed
- Concordia: duplex same as ADU except for “door” between
- Duplex a “dirty word”, ADU is not
- Affordable housing is not low income housing

Amendment 2: *Small Dwelling D.B.*

- Double numbers of setback/ open space buffer zone
- Pickman amendment unit size at 1500 s/f
- Limiting unit size, Concordia questioned what drove the lowering to 1500 s/f
- Ezell suggested footprint of 1600 s/f
- Kullgren Jr.: 26 X 34 house too tight for 2 family, needs bldg expansion option
- Ezell pointed out PRD 30% expansion could be done later- after original construction- to accommodate this
- Petro questioned inspection/ policing of all these regulations

Amendment 3: *Max size of Accessory Dwellings (from 40% to 50%)*

- Ezell asked Pickman how this could help
- Ezell noted a 2000 s/f house could add 1000 s/f
- Pickman noted it is less restrictive, adds flexibility

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Discussion and Implementation of Hearing Agenda  
Responsibilities discussed, as follows:

7:00 p.m. Commencement of Public Hearing

**Allan Pickman**

Welcome, introduction, “*Work in Progress*”

Review of three proposed changes following handout sheets, make available to the audience. Review of the meeting structure and timeline.

***5 minutes total- Bill to timekeep***

**Bruce Kullgren, Jr./ Allan Pickman/ Nicole Concordia**

Review of Current Zoning Ordinance

Single Family- specific review, Bruce

PRD- specific review, Allan

Describe the need for each- Nicole

***10 minutes total- Bill to timekeep***

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
January 8, 2020  
MINUTES OF PUBLIC MEETING

**Allan Pickman**

Review of Proposed Changes/ how are these changes going to be used

Duplex, Multi Family

ADU/PRD

**10 minutes total- Bill to timekeep**

7:30 p.m. Question and Answer Period

**Bruce Kullgren, Moderator,**

**Bill Ezell, Timekeeper,**

**Allan Pickman, Nicole Concordia, Board Members**

Discussion with ten questions, moderated by Bruce Kullgren

Each question three minutes, time with Bill Ezell

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Petro asked the reasoning for this hearing. Bruce Kullgren noted members from the previous forum wanted more information. Suggestions were made from the present audience to have the Board offer discussion and descriptions of the ordinance changes with examples, and point out similarities between duplexes and ADU's; trying to avoid duplex as a dirty word.

Brian Kullgren suggested having handouts of proposed changes available for the hearing. Concordia suggested two separate versions of the agenda outline- one with inner speaker notes for the Board and a second cover agenda for the group. Pickman offered a handout showing plans of the various development designs.

Other Business: Concordia discussed forums around the area towns and pointed out that affordable housing suggestions don't necessarily work for some small towns for sewer and water.

Pickman asked the Board if they had suggestion for a replacement for Betsy Perry for the secretary position. Suggestions were made to post the position of the Temple Facebook page.

Motion to adjourn by Pickman, second by Martin, and so voted at 9:04 p.m.

Minutes submitted by Randall Martin

~The next meeting will be the January 15, 2020 hearing at 7:00 p.m.~