

**Temple Planning Board
Minutes
Tuesday, January 16, 2023
7:00pm, Temple Town Hall Annex**

Present: Christine Robidoux, Chair; Bruce Kullgren, Jr, Vice Chair; Carter Sartell, Secretary; Keith Charlton; Murray Collette; George Willard, ex officio, Select Board

Absent: Brian Kullgren, Russ Huntley

Board Chair Christine Robidoux called the meeting to order at 7:00pm.

**Approval of Draft Minutes
December 19, 2023 Meeting**

1. The minutes were discussed. The corrections from the December 5th meeting minutes are as follows:
 - Page 4, Section 3a: Tiny homes do not require a permanent foundation.
 - Page 4, Section 4: Our Bed and Breakfast Zoning Ordinance (Article IV, Section 20) specifies that "No more than 3 rooms may be rented". The main difference between B&B's and Lodging/Boarding houses is that B&B's are for transient guests and lodging/boarding houses are for non-transient guests.
2. Keith motioned to approve the minutes as amended. George seconded. Approved by a roll call vote with all in favor except Christine who abstained.

Public Comment: None.

Old Business:

1. **Application for Minor Subdivision (Pickman, Colburn Rd, Map 2B Lot 37)**
 - a. Abutter wetland concern: Christine heard from Pete Caswell who has spoken with the septic designer about these concerns. Pete asked the designer to flag the property again, which has been done, and Pete has visited the site to see the markings. Pete has not seen the septic design yet, and he will take these concerns into account when reviewing the plan. Christine will follow up with the Hannons.
 - b. Documents received: We have the mylars, Pete Caswell has signed the documents, and Keith will take them to the Registry of Deeds.
2. **InvestNH Housing Opportunity Planning (HOP) Grant Update**
 - a. Christine noted that Jeff Littleton requested the files from Avitar so he can work with Carol Ogilvie on the Land Use maps.

- b. Carter explained that the Steering Committee is beginning to hold one-on-one interviews and will start planning small focus group discussions. Cathy Joly shared Ivy Vann’s comment that the response from Temple residents has changed from being resistant to any change to now recognizing the need for change. By the time the grant ends in July 2024, the Steering Committee will provide recommendations based on public input and guidance from the consultants, Ivy and Carol. Then we will choose which changes to propose to voters. Christine said there may be additional state funding available for technical assistance, for drafting new language. On a related note, the state statutes may be changing for Accessory Dwelling Units.

3. 2024 Zoning Amendments Discussion:

- a. **Resident concern re: Manufactured Housing & Tiny Homes:** (See attached) Resident Jamie Jones raised the concern that Tiny Homes and “Pre-site Built Housing” not be prohibited. These are currently allowed in Temple, and can be more affordable and energy efficient than other housing. Christine shared this with the Steering Committee.
 - i. Bruce noted that Temple allows mobile homes, which are now referred to as “Manufactured Housing” as defined by the state (RSA 205-D:1.) He questioned the difference between a tiny home on a chassis with wheels and “Manufactured Housing.” Christine explained that zoning for the latter requires sanitary facilities, driveway, off-street parking for 4 vehicles, proper setbacks, and maximum height of 40’.
 - ii. “Pre-site Built Housing” is any structure primarily made/assembled in an offsite facility (RSA 674:31-a.) We should consider adding this definition.
- b. There is not enough time for a second hearing because the January 2nd meeting was cancelled due to member illnesses. After speaking with the town’s lawyer, we can present the current amendments as long as we don’t change anything substantive. We can also vote to remove them.
- c. **Amendment #1**
 - i. Murray pointed out that #1 and #5 are similar because they both clarify what exists in the current zoning, and they reduce any possible confusion. Our zoning lists what is permitted in Temple, and anything not listed goes through the special exception process. Two lawyers have analyzed our zoning and stated that it is “permissive”, and one confirmed that the amendment does not restrict anything. Keith felt that this change would save the town money by avoiding future litigation. He suggested that “permissive” zoning is better than “prohibitive” because it would be difficult to create a comprehensive list of everything that was prohibited.
 - ii. George thought the language was confusing and misleading. Christine and Murray questioned whether this change was for legalese. Carter agreed that

this makes it easier for the lawyers, however she also felt the language was confusing and could be perceived as limiting landowners.

- iii. Christine wanted to hear from voters about this because it would give us good information for the future. She reminded us that the ballot shows how many board members are in favor of and against the amendment, and she offered to draft a flyer of pros and cons to share with voters.
 - iv. Bruce felt that there would be a lot of pushback from voters similar to what was heard at the hearing, and was concerned that it might cause residents to distrust the board and vote “no” on all amendments. There was further discussion about whether the value of this amendment was worth the risk of losing public trust.
 - v. Bruce motioned to remove Amendment #1. Carter seconded. Roll call vote: Murray - No, Keith - No, Bruce - Yes, Christine - No, George - Yes, Carter - Yes. The tie was decided by Christine in the affirmative. Christine will keep the remaining Amendment numbers the same and note that #1 was removed.
 - vi. It was agreed to keep this topic on the agenda to continue exploring it, further clarify the zoning language, and gather information from other municipalities.
- d. **Amendment #2:** Keith motioned to present Amendment #2 as written. Murray seconded. Approved by a roll call vote with all in favor.
 - e. **Amendment #3:** George motioned to present Amendment #3 as written. Murray seconded. Approved by a roll call vote with all in favor. It will be noted that this was recommended by the Select Board.
 - f. **Amendment #4:** Murray motioned to present Amendment #4 as written. Carter seconded. Approved by a roll call vote with all in favor.
 - g. **Amendment #5:** There was discussion about how to make this less confusing and highlight that this is our current zoning. Bruce suggested adding a note to voters: “No changes to current zoning; inserted for clarity.” Murray suggested clarifying the “Conditions” column header by adding, “See conditions within.” Carter suggested changing the column header from “Permitted by Right” to “Permitted Uses” to be less confusing. Carter motioned to present Amendment #5 as amended. Bruce seconded. Approved by a roll call vote with all in favor.
 - h. **Amendment #6:** The definitions that are crossed out are being removed. Bruce motioned to present Amendment #6 as written. Keith seconded. Approved by a roll call vote with all in favor.
 - i. Christine will send the revisions to Carole and they will be posted to the Temple website.
4. **Subdivision Regulations — Legal Review Discussion:** This was tabled for this meeting. Please be prepared to discuss this at our next meeting.

5. **GIS Mapping Conversion:** We are waiting to see what Moosewood Ecological creates with the current data because that will be our starting point and should reduce costs. The Select Board will not present the conversion project to voters this year.
6. **Tax Map Updates:** Keith would like the subdivision applicants to review CAI's updates because past errors have always been discovered by the landowners. However CAI seems willing to fix their errors free of charge, so we will approve their latest changes.
7. **Natural Resources Inventory:** Jeff Littleton is a guest at the Conservation Commission meeting tomorrow.
8. **Driveway Regulations:** No update.
9. **Site Plan Regulations Audit Results:** This is tabled until the Subdivision Regulations are finished.
10. **NFIP-FEMA Flood Maps:** No update.

New Business

1. **New Ipswich Regional Impact Letter:** (Attached) Christine reached out to Kent Perry about the impact of additional traffic. Boynton Hill Road in New Ipswich is hilly, winding, rough, and narrow, and it turns into Fish Road. New Ipswich discussed having a traffic study but has not done so. Carter asked if we can we request a traffic study, and Bruce and Keith suggested studying northward travel in particular to determine how the traffic patterns will affect Temple. Keith motioned to request the traffic study with concern for northward travel. Murray seconded. Approved by a roll call vote with all in favor except George who dissented. Christine will follow up with them. The hearing in New Ipswich is tomorrow night.

Other Business

1. **Annual Report:** Christine and Carter worked on this. Bruce noted that date needed to be updated. Murray wanted to clarify the work on driveway regulations by adding, "and are working to understand the new state regulations."
2. **2023 Year End Budget:** (Attached) We went over on legal services in 2023 and budgeted more for 2024. The budget committee was in agreement.
3. **Filing Project:** Cathy completed organizing the upstairs file cabinets and created a searchable spreadsheet with zoning and regulations changes by year, and

subdivisions/lot line adjustments/etc by landowner name, map and lot numbers, and year. Cathy will talk to Carole Singelais about sharing a copy of the spreadsheet.

4. **Webinars & Trainings**

- NH Office of Planning and Development (OPD) Planning Lunches At Noon (PLAN) Monthly Webinar Series: “2024 Planning & Zoning Legislation Primer” January 18, 2024, from 12 to 1:00 P.M.
<https://www.nheconomy.com/office-of-planning-and-development/what-we-do/municipal-and-regional-planning-assistance/osi-planning-and-zoning-training/monthly-webinar-series>
- SWRPC Winter Meeting - February 13th, 2024 at 5PM at the Keene Library “2024 NH Legislative Session: A Focus on Planning with Natch Greyes from NHMA” (Registration is required)

Murray motioned to adjourn the meeting and Keith seconded. Approved by a roll call vote with all in favor. Adjourned at 8:46 pm.

Next Planning Board Meeting:

Tuesday, February 6th, 2024 at 7:00pm, Temple Town Hall

Temple Candidates Night – March 7th, 2024

Temple Town Elections and Voting – March 12th, 2024

Temple Town Meeting – March 16th, 2024

Minutes respectfully submitted by Cathy Joly.

Attachments:

1. Manufactured Housing
 - Resident Feedback
 - Definitions
2. New Ipswich Regional Impact Letter
3. 2023 Year End Budget