

**Temple Planning Board  
Minutes, Tuesday, January 19, 2021; by Zoom, 7:00pm  
Action Items Are Highlighted in Bold-faced Type  
011921 TPB Minutes-F**

**Present: Bruce Kullgren, Jr., Chair; Allan Pickman, Vice Chair; Nicole Concordia, Secretary; Randy Martin, Christine Robidoux, George Willard, Olivia Holmes, Clerk**

**Absent: Brian Kullgren**

**The meeting was called to order at 7:00**

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

**Approval of Draft Minutes: January 5, 2021**

George proposed, and Randy seconded, a motion to approve the minutes of the January 5<sup>th</sup> meeting as amended. The motion was unanimously approved by roll call vote.

**Invitation for Comments from Audience Members:** No comments were offered.

**Isabella Martin: Stepping Stones Farm and Event Center Presentation Follow-up**

Boo addressed a number of questions the Board members had raised during their informal site visit. Her remarks are appended to these minutes.

**Bruce will draft minutes from the site visit to Stepping Stones Farm on Saturday, January 16<sup>th</sup>. He will forward them to Board members for approval at their February 2<sup>nd</sup> meeting.**

Bruce confirmed finding the site plan review application dated August 16, 2000, for the addition of an indoor riding arena at the town offices.

George Willard read provisions, found on pages 56 and 57 of the Temple Zoning Ordinance regarding Dark Sky Protection and Light Trespass:

Dark Sky Protection: The purpose of this ordinance is:

1. Maintain rural character of Temple,
2. Preserve the visibility of night-time skies!
3. Promote good neighborly relations by preventing glare from outdoor lights from intruding on nearby properties or posing a hazard to pedestrians or drivers.

Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located

Allan thinks that if this is agritourism it does not require site plan review. Christine said that the guests staying at the Lodge and Homestead were not the primary activity of the Pony Farm. Christine will forward a link to documents she has read which suggest Boo needs a change of use because agritourism is no longer the primary use; and suggested further legal review with Attorney Drescher. Allan remembered that Nicole had listed a couple of uses, one of which was a B&B. The special exception Boo got [in 2000] was for the indoor riding ring, which fits within agricultural use. Nicole remembered the ZBA granted a special exception for commercial use. But that commercial use was the indoor riding arena. Bruce said, "I felt the purpose of our walkthrough was to do a relaxed review of the property; and at the end the only concern any board member had was the lighting, which Allan wanted to understand better." The Board agreed to move forward with the informal site plan review minutes. Once approved by the Board, the Board will approach the Select Board for their approval of the informal review and minutes, and further steps pending legal counsel.

**Boo will send the lighting fixtures specifications Will Wildes is recommending to the Board. She will include in her plans a fire lane, specifically a 25' wide unobstructed lane, to the barn, and will specify no vehicles to be parked within 30 feet of the barn during events. Bruce will include the fire lane specs and requirement in the minutes of the site plan review.**

**The Board plan is to approve the informal site visit minutes and lighting plan at their meeting on February 2. Allan will then proceed with an Abutters' Hearing notice for the town and notice to the abutters more than 10 days in advance of the date they have scheduled for February 16<sup>th</sup>. Boo will send the names and addresses of abutters to the Board tomorrow.**

**Lighting Cut Sheets are attached to these minutes, along with a drawing of the property illustrating parking and drainage plans reviewed at the site visit and Boo's presentation.**

### **Annual Report Review**

Bruce and Nicole drafted the annual report, and Allan has reviewed it. **Lisa Beaudoin's name needs to be spelled correctly.** The first sentence should be amended to read: **"and we welcome" newly elected member Christine Robidoux.**

Christine suggested all the floodplain work the Board did, although they voted not to pursue it this year, should be mentioned. It was a 4 to 3 vote not to pursue. **Christine will write up a paragraph to be added to the report.**

### **Possible Zoning Changes for the Ballot**

Allan suggested notice of the changes being recommended should be put up on the town's Facebook page, but it shouldn't be controversial, so he felt no need for another hearing. Nicole asked a few town residents who were aware of the changes what they thought. She reported

they did not feel the changes were substantive so did not come to the first hearing. Randy agrees with Allan. Christine made a motion to proceed with putting the proposed Zoning Changes on the ballot. Nicole seconded the motion and it was approved by unanimous roll call vote. **Who will put the notice on the town's Facebook page?**

**Allan will draft the language for the proposed changes. The full text of the proposed changes needs to be available to residents attending the Annual Meeting, and Town Clerk, Joyce Kullgren, needs to have the changes as proposed and as prepared for the ballot 5 weeks before the Annual Meeting.** If the Annual Meeting could be March 13 (Second Saturday in March, then 5 weeks before that date would be February 2<sup>nd</sup>, the date of the next Board meeting. **Should an additional meeting be called before February 2<sup>nd</sup> to meet the deadline for the Town Clerk?**

**Site Plan Review Application Form review (Allan, George Bruce, Randy?):** Not addressed at this meeting.

**Planning review and updating of TPB rules and procedures provided by Allan:** Not addressed at this meeting.

#### **New Business**

Christine reminded Board members of future New Hampshire housing webinars and round table discussions.

**Next Meeting: Tuesday, February 2, 2021, 7:00pm by Zoom.**

**The Board will discuss the draft ballot language and Boo's Site Plan Review minutes and lighting at the 2/2/21 meeting.**

**Allan moved to adjourn, seconded by Christine. The motion was approved by unanimous roll call vote.**

**The meeting was adjourned at 8:01pm.**

Respectfully submitted by Rev. Olivia Holmes, Clerk

Attachments:

1. Isabella Martin's Summary of site review walk-through results,
2. Drawing of the parking and drainage plans on town property map,
- 3, 4, 5, 6: Lighting cut sheets labeled 1, 2, 3, 4.