

**Temple Planning Board Minutes
Tuesday January 4, 2022 7:00pm
Temple Town Hall**

Present: Nicole Concordia, Chair; Bruce Kullgren, Vice Chair; Keith Charlton, Secretary; Alan Fox; Christine Robidoux; Brian Kullgren; Carole Singelais (temporary note taker); George Willard, Select Board ex officio;

Absent: Olivia Holmes, Clerk.

The meeting was called to order at 7:00pm.

Approval of Draft Minutes of 12/21/21 Meeting

On page 2 under Floodplain Ordinance, Nicole clarified that the NHMA stated the proper procedure for proposing zoning changes is that the proposed changes must first be approved by the planning board before scheduling a hearing. Christine Robidoux moved to approve the minutes as written. Bruce Kullgren seconded the motion, which was approved by roll call vote by Christine, Alan, Brian, and Keith in favour with Brian, Nicole and George abstaining.

Invitation for Comments from the Audience

Chair comment: Nicole Concordia mentioned that the Zoning amendment language was approved by the board.

Ken Caisse commented that the dark sky amendment does not include a fee structure which is necessary in order to enforce fines on those that are not compliant with the ordinance.

At 7:06 Nicole Concordia opened the public hearing on the Lighting/Dark Sky Protection Ordinance and asked Keith Charlton to provide an overview to the audience. Charlton stated that the proposed updates will bring various aspects of the Zoning Ordinance into compliance with state regulations. Specifically, add clarifying language to Authority and Purpose and to reduce the maximum height of the luminaire from 40 feet to 20 feet, and update the format to be consistent with the rest of the Zoning Ordinance. Ken Caisse noted again there needs to be a fee structure included in order to enforce the ordinance. Keith Charlton commented that the RSA for fine structures is very weak and we could look at other town's fee structure.

At 7:14 Nicole Concordia closed the public hearing on the Lighting/Dark Sky Protection Ordinance and moved into board discussion. After board discussion, Nicole Concordia moved to change the wording under section K on page 57, from "The Planning board requests" to "All Lighting". Brian Kullgren seconded the motion which was approved by roll call vote, by Christine, Nicole, Brian, Bruce, George, Keith and Alan, motion passed. Nicole Concordia moved to remove the References section from page 58 of the proposed ordinance. Brian Kullgren seconded the motion, which was approved by roll call vote, by Christine, Nicole, Brian, Bruce, George, Keith and Alan, motion passed.

Nicole noted these references can be added to our website but were unnecessary to have in the ordinance. Christine Robidoux moved to remove the word “optional” on page 56 section D, and give that paragraph its own letter E. Nicole Concordia seconded, which was approved by roll call vote, by Christine, Nicole, Brian, Bruce, George, Keith and Alan, motion passed. Christine Robidoux moved to remove the brackets and the word “note” on page 56 under section C. Bruce Kullgren seconded, which was approved by roll call vote, by Christine, Nicole, Brian, Bruce, George, Keith and Alan, motion passed. Nicole Concordia moved to present the amended Lighting/Dark Sky Ordinance at a second hearing on January 18th. Brian Kullgren seconded the motion, which was approved by roll call vote, by Christine, Nicole, Brian, Bruce, George, Keith and Alan, motion passed.

At 7:35 Nicole Concordia opened the public hearing on the Floodplain Management Ordinance and asked Christine Robidoux to provide an overview for the audience. Robidoux stated the town needs to adopt this ordinance in order to qualify for enrolment in the National Flood Insurance Program and added that there is no cost to the public and having this program will allow residents who want to purchase flood insurance, do so at a much lower rate. It was noted that non of Temple is a flood area and that the FEMA maps have not been provided and may not be provided for possibly 2 more years. Robidoux added that if the ordinance is adopted at town meeting, FEMA will come and provide training and guidance at no cost. Ken Caisse asked who the administrator of the plan is going to be. The select board? Adding that although he agrees with making this insurance available for residents, the select board simply does not have time to handle all of the work involved. There was additional discussion on the importance of the FEMA maps, administration cost, enforcement, time to perfect the ordinance, using soil data etc.

At 8:14 Nicole Concordia closed the public comment section of the hearing and moved into board discussion. Bruce Kullgren commented he is in support but added that not having the FEMA maps makes it tough. Nicole Concordia added that if we adopt this now, once the FEMA maps come out, we will need to update it again. Some of the board commented that although a lot of research and work has been done on this in a short period time, there are still obstacles to overcome and it will take time to make this a workable ordinance. Christine Robidoux added we have talked about this for years, the work should have been done before now and we should let the residents decide at town meeting. After additional discussion, Christine Robidoux moved to remove the “FEMA mapped” references and add “as determined by the Planning Board”. Keith Charlton seconded, roll call vote, George abstained, Brian no, Nicole yes, Bruce no, Keith yes, Christine yes, Alan yes. 4 voted yes, 2 voted no and 1 abstained. Motion passed. Christine Robidoux moved to hold a second hearing to present the amended Floodplain Management Ordinance on January 18th. Keith Charlton seconded the motion, which was approved by roll call vote, by Christine, Nicole, Brian, Bruce, George, Keith and Alan, motion passed.

At 8:40 Nicole Concordia noted the board was moving into regular business. Nicole mentioned an email that was circulated earlier in the day from Tim Fiske regarding the upcoming lot line adjustment and the need for posting, notifying abutters and holding a hearing. In the email Fiske provides an update on the initial survey results from Sanford

Surveying and Fiske noted a target date for a hearing with two potential interested buyers. Fiske will speak to the Select Board about it next week.

Old Business

1. Affordable Housing Committee update - None
2. Community Advisory Committee update - None
 - a. Affordable Housing:
 - b. Streaming
3. Driveway Regulations – The board discussed a new version of the regulations circulated in November and noted they will revisit this at the next meeting and discuss setting up a public hearing.
4. Rules of Procedure – No update
5. Site Plan Review Procedure & Application Revisions – No update
6. Subdivision Regulations incl. Rainfall Event & Third-Party Inspections – No update
7. Tax Maps Update – Keith Charlton asked if we need to purchase and maintain multiple paper copies of the tax maps when we get an electronic copy. The town office wants to keep the larger copy and one of the smaller ones at a minimum.

Motion to adjourn by Bruce, seconded by Nicole. Unanimous by roll call vote. Meeting adjourned at 8:55 PM.

Next meeting: Tuesday, January 18, 2022, 7pm, Temple Town Hall