

**Temple Planning Board
Meeting Minutes: July 7, 2020**

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

Present: Bruce Kullgren, Jr., Chair, Nicole Concordia, Secretary; Christine Robidoux, George Willard, Select Board Ex-Officio, Olivia Holmes (Clerk)

Absent: Brian Kullgren, Allan Pickman, Randy Martin

The chair began the meeting by reading of the “Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During The State of Emergency”.

Approval of Draft Minutes: June 17, 2020

Approval of the draft minutes of the June 17, 2020, meeting was moved by Christine Robidoux and seconded by Nicole Concordia. The minutes, without amendment, were unanimously approved by roll call vote.

Invitation for Comments from Audience Members

Connie Kieley expressed a little disappointment that Nicole and Christine were the only members of the Planning Board to attend the Right-to-Know webinar held for Temple. George Willard pointed out that he also had attended. Bruce asked Nicole and Christine to report on highlights of the webinar. Christine reported that during the pandemic, it is OK to have a meeting that is not on town property as long as the meeting is open and accessible; and the audience would still have to have access via on-line or telephonic access. Bruce mentioned that Randy offered the Timberdoodle Club clubhouse for meetings if and when appropriate. **Bruce will follow up with Randy regarding wheelchair accessibility and accessible bathrooms.**

Christine reported the webinar leader said that if one location for posting a meeting is the town website, then only one physical location is required. Board members agreed to continue current practice (website, town office, and Willard’s Store) as that is what Temple residents are used to.

George offered that he had learned that letters people write to the Board do not have to be attached to the minutes. Nicole agreed and added that a copy of any such letters do have to be maintained at the town office.

Future information from Board members will be sent to the Board Clerk, who will bcc such documents to all Board members and copy Carole Singelais for maintaining the permanent record of such documents at the town office.

Board Member Updates on 2020 Housing Agenda Items

a. Affordable/workforce housing (Bruce)

Board members brainstormed questions Temple residents might be asked to generate some feedback around housing hopes and concerns for the town. Suggestions included the following:

Do you own or rent,

Do you have children (if yes, number and age),

Age, occupation,

Questions about our current zoning,

Do you work from home or commute (how far),

Are you a veteran, retired; do you have a disability,

Let people know there are grant monies available if people want to age in place and need renovations for that to happen,

Would you support age-restricted housing, senior housing, tiny housing, mixed-use housing.

Possible Process Goals discussed included these:

Discover what kind of housing people in Temple are looking for, what they expect, what they'd like to see.

Learn whether residents are happy with the way zoning is, or whether they want the town to offer Senior Housing, or ADUs, for example. Christine suggested that Keene and Milford have done something along these lines recently. Keene framed it more as a housing inventory, but getting some information about how they did their explorations would be helpful.

Give people who haven't come to hearings an opportunity to think about ADUs and other possibilities.

Explain that the cost of housing has gone up some 40% over the past few years.

Give people some idea of what affordable housing is. Nicole suggested that "affordable" means Section 8 housing to a lot of residents.

Frame why the Board is asking, what the challenges are that Temple is facing.

The idea of holding multiple forums for residents, each one considering only one or two issues was discussed. Another suggestion was to send out an informational mailer with a link to a longer survey or more information. Pictures would help people respond with an understanding of what options could look like. Christine reported that The Temple Community Planning Committee Broadband subcommittee had a better return on the paper versions of the broadband survey than on the electronic surveys. They surveyed every house in Temple, and got about a 35% return.

Christine volunteered to draft a survey. Bruce volunteered to write an introductory paragraph. Christine will ask Randy, Brian and Allan to submit questions to her electronically. Others were invited to send their suggestions to Christine as well.

George volunteered to help Christine in any way possible. The Board agreed to review this possible plan to implement a snail-mail survey in August at the next meeting, Tuesday, August 4th.

- b. Review legality of PRDs excluding ADUs (Nicole)
Nicole reported that Temple zoning, which currently excludes Accessory Dwelling Units (ADUs) in Planned Residential Developments, violates regulation 674-72, Section 1. She explained that **the Board will need to update zoning to come into compliance. Nicole will have some draft updates for the Board to consider at the next meeting.**
- c. Attorney Drescher advice on changes to code (Allan): not discussed.
- d. Floodplain proposal (Christine, Randy)
Christine sent out the new study information she received last week and contacted OSI to find out how that would affect zoning as it pertains to the FEMA map. According to the OSI model, some 92 properties could be affected. Christine feels participating in the program would be a sensible thing for Temple to do, at no cost to the town but making flood insurance applications possible for Temple residents. Samara Ebinger, Assistant State Coordinator for the Floodplain Management Program at the OSI offered to be available for a presentation if desired. **This would be a zoning issue, so there would be hearings and voting, so this should not be put off for a long period of time. The Board could have a split-purpose hearing.**
- e. Innovative land use (Christine)
The Board considered following up with Stephanie Verdile from the OSI (Office of Strategic Initiatives). Christine reported local control is both the solution and the problem in innovative land use. She also reported Ben Frost from the New Hampshire Planners Association Conference on the 23rd or 24th of June cited a number of court cases around exclusionary practices. **Christine will share the electronic copy of that conference when she receives it.** Temple is part of a region so would be included in any regional court case, so we should know our own statistics. Bruce feels the town should address its housing issues before the state or a developer comes in to tell us how to do it. George suggested that if Temple continues to have exclusionary housing, the state could intervene by mandating workforce housing or affordable housing. Temple's 3- and 5-acre zoning is not affordable for a developer. Christine feels Temple should invite a developer to respond to a Request For Proposal (RFP) with their ideas.
- f. Future land use section of the Master Plan: add to fall agenda in fall, with better understanding of Temple's economic situation as a result of Covid-19.

Non-2020 Agenda Action Items Follow-up (Nicole Concordia)

Update (if any) on fall P&Z conference: no update available yet.

2020 Agenda Items: Possible Additions Discussion

1. Work on accessory dwelling units only, rather than three options:
Should the Board plan to get general information about ADUs out to the community, to help them understand them, making this an active agenda item. Bruce felt the two-family duplexes and a modified version of the current PRD have been taken off the table for now; keep it simple. Nicole felt Brian hadn't had a chance to weigh in on this decision. Olivia to put the question on the agenda for the next meeting.
2. Tax map updates advisability in 2020
 Tabled until the fall, or until further information would indicate making this an active agenda item. Christine gave an update from the Budget Advisory Committee that the news is more encouraging than had been feared regarding next year's budget.

Other Business

- a. Is it correct that Temple's regulations for mobile homes or trailer homes would also apply to tiny houses? Bruce responded that yes, this is correct. Nicole reported that last year the legislature was working on whether tiny homes should be treated like mobile homes. Temple does allow people to live in a camper for up to 6 months. Christine referred the Board to the Temple Zoning Ordinance as amended through March 12, 2019, Article 5, districts and uses, page 61. manufactured housing and manufactured housing parks are prohibited in the village, rural/agricultural and mountain districts. Historic and village prohibited, rural mountain parks are prohibited

Bruce pointed out that manufactured housing is only allowed in the in the rural residential and agricultural district, and are not allowed in the village and mountain districts. Manufactured houses are not allowed in a planned residential development (PRD) as well.

During the meeting, Christine emailed to Olivia, as Clerk, quotations from the Temple Zoning Ordinance for inclusion in these minutes:

Section 4: Manufactured Housing Parks: Each manufactured housing park shall (a) be approved by the Board of Adjustment according to Article IV, Section 13, and (b) each manufactured housing site thereon shall conform to Article IV, Section 8.

Any structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. (RSA 674:31)

Section 9: Temporary Use of Manufactured Housing or trailers: A manufactured home or trailer may be located temporarily on a lot for up to three years while a permanent

dwelling is being constructed, provided it complies with Section 8.

- b. How many acres are required in Temple's Mountain District (which includes Old Revolutionary Rd.) to build a detached accessory dwelling unit? **Allan would know this. Allan believes 10 acres is correct, but he was not positive.**
- c. Correct forms (in office and on website) for site planning for a new commercial retail building in Temple: Allan told Bruce that the applicant to build a commercial building would first go to the Zoning Board of Appeals (ZBA) to look for an exception for their business. If approved it would be brought to the Planning Board for a site plan review. The ZBA has an application form at the office (as does the Planning Board for site plan review). Both forms should be on the website. Connie believes all the ZBA forms are on the website. **Bruce will follow up with Allan about how to get the site plan review form(s) onto the website. Bruce will call attorney Tom Hanna (see below) to find out how he got the site plan form and the site plan review form.**

Bruce reported that attorney Tom Hanna, from Keene, representing a group planning a commercial retail building in Temple is requesting a joint meeting of the ZBA and the Planning Board, as outlined in RSA 676:2. The Planning Board would have authority over parking, lighting, etc. Both boards have to vote on such a meeting, and Mr. Hanna hopes this process would be more expeditious than two separate meetings. The applicant group would present one plan to both boards.

Nicole asked whether a notice has to go out to abutters before a site plan review. Bruce replied that it's the applicant's job to inform all the abutters. The group has the ZBA application and the Site Review application. Bruce received a call about 3 weeks ago from an engineering firm in Massachusetts which has done a lot of planning on this project.

George moved to approve a joint meeting with the ZBA to hear the presentation requested by attorney Tom Hanna if the ZBA agrees to a joint meeting. Nicole seconded the motion and it was approved by unanimous roll call vote. Emily Livia, an attendee at this meeting explained that the applicant is Ben's Pure Maple Products, LLC.

- d. Alphabet soup index
The clerk of the Board asked whether a volunteer Board member could create an index of the wide variety of organizations discussed in these meetings and referred to by their initials or acronyms. **Christine volunteered to get such a list started.**
- e. The Land Use Committee will meet Saturday morning; walking the triangle by the old school and behind the municipal building, town hall and highway dept. It will meet at 8am at Municipal Building.
- f. Next Meeting date: August 4, 2020, by Zoom, 7:00pm.

Christine moved to adjourn the meeting. George seconded the motion, and it was approved by unanimous roll call vote. The meeting was adjourned at 8:54pm.

Ballot Questions Proposed Dates to Remember

- a. Voting date 03/09/21
- b. Vote on ballot language 11/18/20
- c. First hearing 12/02/20
- d. Revision 12/16/20
- e. Final hearing 12/23/20
- f. Attorney review 01/06/21
- g. Final vote on language 01/20/21
- h. Final language to clerk 02/02/21

Respectfully submitted by Rev. Olivia Holmes, Clerk