

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 4, 2019
MINUTES OF PUBLIC MEETING

Board members present: Brian Kullgren, Bruce Kullgren, Jr., Bill Ezell, Allan Pickman, and Tedd Petro

Call to order by Pickman at 7:01 p.m.

Approval of minutes: The minutes of 05/21/19 were reviewed. Motion by Pickman to approve as written, second by Ezell, and so voted.

Affordable housing: Plans were made for the public forum to be held on 6/18. Bruce Kullgren will moderate the discussion. Important factors to present were identified as the possible loss of the town's elementary school due to declining enrollment, plus a lack of workforce housing availability. The focus will be to consider allowing single ownership, 2-family homes. The board hopes to present issues to residents and answer questions with the hope that any proposed zoning changes will stand a chance of passing in March.

Talking points included:

- definition of affordable housing is not the same as low income housing
- "lose school, lose town"
- 2-family homes won't change the character of the town
- history of allowing apartments pre- and post zoning
- history of allowing auxiliary apartments and possible tweaks to current regulations
- costs to buy and build still need to be addressed
- consider allowing back lots of legal acreage but less road frontage to be utilized for building ("pork chop" lots)
- condos/townhouses and PRD's offer different housing opportunities
- modify regulations to encourage building of affordable/workforce housing in Temple
- any proposed zoning regulation changes would have to be approved by voters in March

Social media and paper fliers will be utilized to publicize the forum.

It was noted the main hall cannot be utilized on the 18th due to the floors being refinished.

Motion to adjourn by Petro, second by Brian Kullgren, and so voted at 8:08 p.m.

Minutes submitted by Betsy Perry