

Temple Planning Board
June 3, 2020: Approved Meeting Minutes

Present: Bruce Kullgren, Jr., Chair; Randy Martin, Vice Chair; Nicole Concordia, Secretary; Allan Pickman; Christine Robidoux; George Willard (Select Board ex-officio); Olivia Holmes (Clerk)

Absent: Brian Kullgren

The Chair called the meeting to order at 7pm; then read the “Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During The State of Emergency”.

Approval of Minutes: May 6, and May 20

May 6th

Natch Greyes of the New Hampshire Municipal Association confirmed to Bruce that “any information created, accepted, or obtained by, or on behalf of, any public body, or any quorum or majority thereof, or any public agency in furtherance of its official function...” must be attached to the paper file copy kept at the town office and must be referred to in electronic copies. The clerk was instructed to send the electronic copy to the office with each attachment included individually as an attachment to the transfer email.

The vote to approve the minutes of May 6th as noted above was moved by Christine, seconded by Randy. The roll call vote was unanimous in favor of approval as noted.

May 20

Christine noted that on page 3, paragraph 4 she actually said “appreciated,” and not “affirmed.”

Ballot Question: Paragraph 5 should be corrected so the last sentence reads, “Nicole suggested the reverse, having the attorney review the language on 11/4/20, before the Board votes on 11/18/20.

New Business: Christine clarified that she was reporting on a Municipal Association webinar about outdoor seating in restaurants, and she wasn’t sure it applied to Temple. Bruce pointed out that this would be an issue for the Select Board, rather than the Planning Board.

Comments from Members of the Audience

John Kieley reiterated his concern, expressed at the May 20 meeting and in his conversation with Bruce, that the Planning Board members having long family experience serving in Temple feel they do not have to listen to the views of others. He

expressed concern that this Board is not working in the best interests of the people of Temple, and that better listening would require enough forums to include every Temple resident. He encouraged the Board to find ways to listen to town residents more fully.

Connie Kieley shared her concern that comments made at the May 20 meeting about “founding fathers” and the history of their service were offensive to her. She said she believes Temple’s voters expressed a desire for fresh ideas from new people with their votes and not the “founding fathers.”

Approval of the minutes as amended was moved by Nicole, seconded by Allan. The roll call vote was unanimously in favor.

Board Member Reports on Action Items from May 20 meeting

2020 Agenda Items Additions Discussion

1. Work on accessory dwelling units only, rather than three options
2. Tax map updates advisability in 2020
3. Review of town zoning to ensure restaurants are OK for outdoor seating
4. Review Master Plan to ensure it is being followed during Covid-19

2020 Agenda Items Action Updates

- a. Affordable Housing
- b. Condominium Statute and multi-family dwellings (Nicole Concordia)
Nicole should have something to report by the next meeting.
- c. Review legality of PRDs excluding ADUs (Nicole)
Nicole should have something to report by the next meeting.
- d. Drescher changes to code, including ADU% (Allan)
Allan will continue to work on this.
- e. Revisit tabled floodplain proposal (Christine, Randy)
 1. Randy and Christine reported on the floodplain webinar they attended. Sharon and Temple are the only towns that don’t have a floodplain plan through FEMA, including mapping and a plan for different grades of flooding. Temple does not participate in the national flood insurance program. There is a process to define the different categories of risk, which is helpful to lenders and helps homeowners get insurance. Anyone in town can get the insurance even if they are not in a high-risk area; and there are no known high-risk areas in Temple. The Southwest Region Planning Commission recommended looking at our Hazard Mitigation Plan. One hazard area is Stonybrook, shown on the Wilton map, and a low to moderate risk. The other area is behind Sara Drive where there is a fluvial risk behind the last two houses, where there’s a brook that

could take a different course if flooding were to occur. It is a low- to medium-risk area. While we were told we have no high-risk areas, it was noted that heavy rains on April 16, 2007, resulted in approximately 42 locations in town where roads were washed out. A snow storm shortly before the rains resulted in heavy snow pack along roadways, causing water to damage roads in these locations.

The Select Board took care of the first two steps last year. The New Hampshire Office of Strategic Initiatives is responsible for floodplain management. Two of their representatives have offered to come to meetings if that would be helpful.

2. Christine explained that there is a year-long wait for the new technology, but any of the maps from the Temple Hazard Mitigation Plan, the fluvial erosion report, or the New Hampshire flood insurance map could be used.

Christine will send these to all Board Members in the next couple of weeks. Randy and Christine suggested the Board review the relevant documents and be prepared to speak at the next meeting.

Comments from Members of the Audience

John Kieley reported that the Hazard Mitigation Committee of Temple residents has completed the first of 5 years between renewals of the plans. Four more meetings of the Committee are planned. If the Planning Board wishes to take this up, working with the Southwest Region Planning Commission would be important. **Bruce agreed and has already forwarded, today, a document he received from Christine Murphy.**

f. Innovative land use (Christine)

Christine reached out to the Office of Strategic Initiatives who referred her to Southwest or to the Municipal Association. Very few presentations are happening during the Covid-19 pandemic. **Christine will forward to the Board a document she has received.**

g. Revise future land use section of the Master Plan

Bruce has reviewed the plan and looked at the housing in the future land section. Christine pointed out that population projections are out of date (1,660 residents are projected for Temple this year, whereas there are actually 1,400 residents this year). Christine has seen conflicting projections as well, so creating consistency would be helpful. Effectively we do not have accurate data for housing in Temple. An updated census should be helpful when it is available.

Non-2020 Agenda Action Items Follow-up

- a. Select Board approval of TPB Hiring Decision: George Willard reported that the Select Board agreed that the decision to hire a Clerk is the Planning Board's decision to make, as long as the rate of pay offered is within the budget.
- b. Workforce housing: Bruce Kullgren reported that in a webinar he listened to for a second time, George Reagan and Sarah Wrightsman of the Workforce Housing Coalition spoke about retrofitting and using existing stock for redevelopment; creative ideas to solve the housing crisis which includes: affordability, availability, and diversity. Reagan and Wrightsman pointed out there are no easy solutions; the problem could take years to solve. **Bruce proposed that the Planning Board needs to engage, educate, and understand the reasoning of those on both sides of the issue. The Board needs to understand the categories of workers who live in Temple, and engage the community, possibly in focus groups, surveys and/or poster boards at various locations.** Bruce reported that good resources are available through the University of New Hampshire Cooperative Extension offices and through Municipal Technical Assistance Grants (MTAG). Only a few towns in New Hampshire have used MTAG, and Peterborough is one of three he mentioned. Towns often use the grant to hire consultants. George reported that in hearings he's attended about 20% of attendees are in favor of workforce housing; about 20% are against it, and the other 60% want to be better educated about the issues. A lot of people, in any town, feel workforce housing is a good idea, but do not want it in their back yard ("NIMBY" = Not In My Back Yard). The term, "workforce" is often received negatively when housing is being discussed. George stated most citizens who attend development hearings are against development.

Bruce suggested that to make workforce housing workable for Temple residents, the Board needs to identify ideas on which people can agree; needs to build a coalition, and needs to have a shared vision. During the Covid-19 pandemic the Board might be able to do focus groups; should think of a survey, should develop questions and poster board ideas.

Christine explained that MTAG is managed through Plan New Hampshire. Last year Temple joined Plan New Hampshire so their resources are available. Christine has results from a poster board she displayed at Harvest Festival last year, and she followed up with those who wanted more information. The Community Planning Committee took that information as their starting point. **There's more that could be done, and Christine offered to connect with those the Board would like to engage.**

- c. Nicole Concordia: Update (if any) on fall planning and zoning conference. Nicole reported she does not expect to have any updates before August. **Nicole will keep the Board informed.**

Ballot Questions Timing Draft Schedule (just for reference)

- a. Voting date 03/09/21
- b. Attorney Review 11/04/20 (corrected from 5/20 draft minutes)
- c. Vote on ballot language 11/18/20
- d. First hearing 12/02/20
- e. Revision 12/16/20
- f. Final hearing 12/23/20
- g. Attorney review 01/06/21
- h. Final vote on language 01/20/21
- i. Final language to clerk 02/02/21 (revised from 2/9/21)

Other Business

John Kieley was asked to have updated drafts of the Mitigation Plan put on the Temple website, and he agreed to do so.

A decision as to whether to meet at all, once a month, or twice a month during July and August was deferred to the June 17 meeting. The Governor has issued an executive order stating meetings are not required during the state of emergency.

The Southwest Region Planning Commission is holding another housing roundtable, possibly June 25 or July 1 at noon. **Christine will forward emails from Tod Warner at Southwest to Planning Board members who should let him know directly if they wish to be added to the list of attendees.**

A roll call vote was taken on whether to specify a time for comments from the audience on future agendas. The motion was moved by Nicole and seconded by Christine. Christine, Nicole, Allan and Bruce all voted yes. George abstained, and Randy was not present for the vote. Comments from the audience could be offered at other times during the meeting, and the Chair has the authority to decide whether and when to include comments beyond the specified time.

Comment from the Audience

Both Connie and John Kieley stressed the need (and referred to urging from State meetings focused on the pandemic) for towns to do all they can to accept public input and commentary.

Temple Right-to-Know webinar update

The select board will discuss next Tuesday selecting a date for a Temple Right-to-Know webinar. All town committees have been invited to email the Board assistant if they wish to be involved.

Allan moved that the meeting be adjourned. The motion was seconded by Nicole and the roll call vote was unanimous in favor of adjournment.

The meeting was adjourned by the Chair at 8:25pm.

Next Meeting: Wednesday, June 17, 7:00pm by Zoom.

Respectfully submitted by Rev. Olivia Holmes