

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
March 20, 2019  
MINUTES OF PUBLIC MEETING

Board members present: Allan Pickman, Brian Kullgren, Nicole Concordia, Bruce Kullgren, Jr., and Randy Martin

Call to order by Pickman at 7:00 p.m.

Election of officers: The board welcomed newly elected board member Nicole Concordia and returning board member Brian Kullgren. A slate of officers was then chosen for the new year. Chairman: Bruce Kullgren nominated Pickman, with a second by Brian Kullgren. With no other nominations forthcoming, Pickman called for a vote, which was unanimously in favor. Vice Chairman: Brian Kullgren nominated Bruce Kullgren, with a second by Martin. With no other nominations forthcoming, Pickman called for a vote, which was unanimously in favor. Secretary: Brian Kullgren nominated Tedd Petro, with a second by Bruce Kullgren. With no other nominations forthcoming, Pickman called for a vote, which was unanimously in favor.

Approval of minutes: Motion by Bruce Kullgren to approve the minutes of 03/06/19 as written, second by Brian Kullgren, and so voted.

Website changes: Pickman has revised the Zoning Ordinance and sent all updated files to the webmaster to be posted on the town's website. The filenames have been changed to allow listing of documents in a more preferred order within current website software constraints. The website format is scheduled to be changed, so there may be a delay in getting the new versions online. Martin and Bruce Kullgren both expressed interest in obtaining a printed copy of the revised Zoning Ordinance.

Vince Mamone re: lot line adjustment: Mamone came before the board to discuss a proposed lot line adjustment. He explained the current owner of the lot known as Map 5 Lot 53-14 has built a home there, and now wishes to purchase an adjoining lot. This would create one larger lot of approximately 6+ acres and allow the owner to protect his privacy and also build a garage within legal setbacks. Board members reviewed a copy of Mamone's previous subdivision plat. Mamone noted a previous septic test pit had already been done on the lot to be appended. One technical aspect which requires showing on the plat the location of any house within 200' may be waived by the board. Contours and soils were reviewed on page two of the plat. Mamone told the board he has not yet placed a conservation easement on the property. He stated the surveyor told him only Page 1 of the plat needs to be updated and have a Mylar made. Pickman said two Mylars would be necessary, one for recording purposes plus a copy for the town, as well as four paper copies. Interested members of the audience looked at the plat and had their questions answered. The homeowner who would like to purchase the additional acreage arrived, and the lot line adjustment process was reviewed with him. Mamone was given a Lot Line Adjustment Application form and will provide information for abutter notifications.

Jeanne Whitcomb re: minor subdivision: Whitcomb showed a preliminary plat prepared by Fieldstone Land Consultants and explained she wishes to subdivide 3 acres off Map 8A Lot 12 as a house lot so she can build a new home. Board members reviewed the plat and offered comment. Whitcomb will work with the surveyor to prepare for a public hearing to be held on Wednesday, April 17<sup>th</sup>. A Subdivision Application Form will need to be submitted, as well as information for abutter notices.

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Other business:

- Brian Kullgren asked the board to consider changing the meeting day from Wednesday to either Tuesday or Thursday. He believes the board will have important business this year, and changing the day would allow the one member who plays in a summer baseball league to attend all meetings. Pickman noted the Selectboard meets on Tuesdays, which would affect attendance of the ex-officio. After brief discussion it was decided all board members should be present to consider this issue, and it was effectively tabled until the next meeting.
- Bruce Kullgren stated he felt the #1 priority for the board this year should be to work on affordable housing. He stressed there is a mandate from townspeople to keep/fill the Temple elementary school. Concordia commented that according to her husband, who is a data analyst and worked on the survey, resultant data from the recent survey indicated a 50/50 split about bringing in more families to fill the school. She said that in talking with townspeople she tends to feel otherwise, in that more people would welcome new residents with children. It was suggested the board take a look into possibilities for affordable housing, and Pickman recommended having the owners of San-Ken Homes come in to speak to the board. Bruce Kullgren recently spoke with Peter LaRoche, a local builder who also has PB experience in Peterborough, about small square footage housing in the area, and thought Peter would also be a good resource to contact. Brian Kullgren suggested having surveyor Earl Sandford come in to talk about soils data and what NH-DES says about needed lot sizes. Board members offered possible new ideas for Temple, such as: allowing shared community wells and septic systems for housing; needing just one road for a Planned Residential Development (PRD); changing density requirements for workforce housing; reviewing and revising the town's subdivision application to make it more attractive to developers; reducing the current minimum lot size of 3 acres; having lot sizes based on soil conditions. The intent of making these changes would be to reduce the costs of building in Temple and help promote more affordable housing.
- Martin provided a brief explanation of preliminary plans to acquire acreage from Whitcomb. This would be a two-part process of lot line adjustments, with the results adding 16 acres to his Covey House property on McCrea Road (8A-2-1-5), and another 3 acres added to lot 8A-4 owned by Jim Quinn on Powers Road.

Motion to adjourn by Bruce Kullgren, second by Brian Kullgren, and so voted at 8:20 p.m.

Minutes submitted by Betsy Perry