

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
May 1, 2019
MINUTES OF PUBLIC MEETING

Board members present: Bill Ezell, Tedd Petro, Randy Martin, Bruce Kullgren, Jr., Allan Pickman, and Nicole Concordia

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

Vince Mamone lot line adjustment re: M/L 5-53 & 5-53-14. Pickman provided a brief history of the original parcel plus a summary of previously created lots. Board members reviewed the submitted application form and plat. There were no further comments or questions forthcoming by board or audience members. *Petro made a motion to accept the application, with a second by Bruce Kullgren, and so voted. Petro then made a motion to approve the lot line adjustment, with a second by Bruce Kullgren, and so voted.* The plat copies and Mylars were signed, and checks were obtained from Mamone to cover recording fees at HRCD.

Approval of minutes: The minutes of 04/17/19 were reviewed. Motion by Petro to approve as amended, second by Martin, and so voted.

Signatures on additional Whitcomb subdivision plats: Board officers signed off on several additional copies.

Affordable housing: Brief discussion about continuing efforts to examine possibilities for workforce/affordable housing in Temple. Several suggestions were offered for names of speakers who might agree to attend a meeting and add their voice to the conversation.

Copertino public hearing for minor subdivision re: Map 2A Lot 20: At 7:30 p.m. Pickman opened the hearing. Mike Ploof from Fieldstone Land Consultants displayed a copy of the plat and explained details about creation of an 8-acre lot that will encompass the old farmstead, with the remainder of the 100+ acre parent lot to remain intact with no improvements. Board members reviewed the plat and asked a few questions. One abutter name had already been corrected on the plat. Test pits had been performed for septic viability and a copy of the test results were provided for the record. *Pickman made a motion to waive the 250' square within each lot, seconded by Bruce Kullgren, and so voted. Petro made a motion to accept the application, seconded by Bruce Kullgren, and so voted. Petro made a motion to approve the subdivision plan, seconded by Bruce Kullgren, and so voted.* The new lot will be designated as Map 2A Lot 20-2. The plat and Mylars were signed, and checks will be obtained to cover recording fees at HCRD plus cost of the public notice. Pickman closed the hearing at 7:42 p.m.

Retirement housing: Brief conversation about a trend in building retirement housing to meet the needs of an aging NH population. Projects are under way in Peterborough, Keene, and Walpole, as well as in other parts of the state. This type of housing sells quickly and the demand is likely to continue.

Speculative best use of land: Pickman provided copies of three mock work-ups he had created showing possibilities for development of a specific 30-acre parcel of land located in Temple. All would meet the criteria allowed under current zoning regulations. One showed a standard subdivision; the second showed a Planned Residential Development (PRD); the third showed a build-out under Workforce Housing. Board members reviewed and discussed the merits of each design. Bruce Kullgren spoke of the need to try to make requirements affordable for builders. Also mentioned was the cost of current raw land prices in the area. Two

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points agreed upon included a need for workers/employees for area businesses, and a need for affordable housing for these workers.

Guest speakers: Ken and Sandy Lehtonen of San-Ken Homes engaged in a long conversation with board members about the current housing market, and problems encountered in trying to develop land from the perspective of builders. It was emphasized that in order for communities to remain vibrant they will need to attract families with children, and this means building affordable housing. It was suggested that current land use regulations may need to become more flexible in order to allow this type of housing to be built.

Talking points included:

- required acreage for lot size is too big and promotes sprawl
- road frontage requirements could be relaxed
- definite need to allow multi-family, mixed use housing
- NH Housing Authority is a good source of information
- rising development costs such as purchasing land, building roads
- towns by law need to have workforce housing
- local rents are high
- an annual income of \$50,000 is not considered enough to be able to buy a home in the area
- estimate of \$200,000 was given as a low income housing price
- many communities allow duplexes to be built on a standard size lot
- need to increase density
- explanation of time and money needed to meet municipal regulations in large and small towns
- past successful development of Appleton Acres in New Ipswich and Glen Farm in Temple
- use of cluster development with a single community well and driveway to cut costs
- PRD's can cut cost of development but are harder to sell
- consider use of soil based allowances for acreage
- consider use of back lots
- rules have to change to attract builders and promote building of affordable housing
- need to educate the public about making changes to help revitalize the towns

The board thanked Ken and Sandy for sharing their experience and ideas.

Motion to adjourn by Bruce Kullgren, second by Pickman, and so voted at 9:26 p.m.

Minutes submitted by Betsy Perry