

Temple Planning Board Minutes
Tuesday, May 16, 2023
7:00pm, Temple Town Hall
Zoom Recording available

Present: Christine Robidoux, Chair; Bruce Kullgren, Jr, Vice Chair; Carter Sartell, Secretary; Keith Charlton; George Willard, ex officio, Select Board; Russ Huntley, Alternate

Absent: Brian Kullgren, Murray Collette

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

Christine appointed Alternate Russ Huntley as a full member of the board for this meeting and thanked everyone for running the last meeting in her absence.

Approval of Draft Minutes of April 18th, 2023 Meeting

Christine makes a motion to postpone the approval of the April 18th minutes until Murray is available. Carter seconds, all in favor.

Approval of Draft Minutes of May 2nd, 2023 Meeting

Bruce makes the motion to accept the meeting minutes from May 2nd as is, Russ seconds, all in favor except Christine who abstains.

Public Comment

Gail Cromwell expresses concern about the Master Plan vision statement specifically where it addresses public buildings. She reads the section on town government (written in 2003) aloud and emphasizes that the town municipal office space was inefficient in 2003 and still is. At the time the vision statement was written there were three part time employees, now there are five. Storage of documents is taking up much of the space and it is difficult for people to work. She urges the planning board to consider the vision for public buildings in the next 5-10 years. Christine explains that the Planning Board can gather information as part of the Master Plan but that there are no regulations that the Planning Board could propose that would address this issue. The Select Board or Land Use Committee could propose this to the town for vote.

Connie Kieley asks why we are still seeing driveway regulations on the agenda and whether or not this will be done this year. Christine explains that Murray has done the research and will present it to the rest of the board at a future date.

New Business - Informal consultation on Lot Line Adjustment, Map 5B, Lots 48-3 & 48-4, Fish Road (Oxman)

Allan Oxman explains that he would like to do a lot line adjustment and shares a copy of the land survey. The land was subdivided in 1985 prior to building his house. At this point he has developed his homestead and would like to adjust the lot lines accordingly. He is looking to change lot 5-48-3 from 11 acres to 3 acres and add the remaining land to lot 5-48-2 and to change lot 5-48-4 from 4.94 acres to 3 and add the remaining acres to lot 5-48-2 where his current house is. Allan would like to understand what the requirements of that would be.

Russ points out that if you shrink the lot to 3 acres the state will require current test pits to be done.

Christine shares the subdivision application which will be needed 15 days before a planning board meeting to have a formal review. For formal review, abutters will need to be notified, a current survey would need to be done, test pits dug, ensure the 250 foot square can be fit on the lots, that there is a 75 foot well radius, and the planning board will need two paper copies and a PDF version of the survey.

New Business - Agenda for Next Meeting

Christine shares that there will be a two lot minor subdivision on the agenda for the next meeting for Tax Map Parcel 2A-60, Old Peterborough Road.

Old Business

1. InvestNH HOP Grant Expenses
 - a. Christine explains that we need to take \$100 out of the planning board budget to fund the checking account for the HOP Grant to protect against overdraft fees. Christine makes the motion to temporarily add \$100 to the account, Keith seconds, all in favor.

- b. Administrative expenses for checks total \$84
 - c. Invoices for the consultants for March and April have been submitted and Christine is working to get these paid. This information is all available to the public.
- 2. InvestNH HOP Grant Steering Committee Applications
 - a. Discussion around the number of steering committee members we need and whether we have identified planning board representatives. Bruce makes the motion to appoint Carter and Russ as the planning board representatives for the steering committee, Keith seconds, all in favor.
 - b. Bruce nominates Alan Fox, Daniel Cournoyer, Cathy Joly, Pam Kingston, Lilliane LeBel, Clay Lennartz, and Sean Radcliffe as the steering committee members George seconds, all in favor.
 - c. Carter will coordinate the first meeting to be held and Christine and Carter will coordinate handoff.
- 3. Next Public Forum Topic
 - a. Christine has had feedback on the last forum that it was a lot of information to consume at once. Christine suggests we look at the natural resource inventory report as a future topic or the work that the consultants have completed on the site plan and subdivision regulations. Due to timing the planning board feels it would be best to do the natural resource inventory as the next forum topic. Christine will coordinate with the conservation commission for presenting this on June 6th.
- 4. NFIP – Preliminary FEMA Flood Maps - postponed until the fall
- 5. Driveway Regulations - Waiting for update from Murray
- 6. Tax Map Updates - Keith met with Olivia to obtain old planning board files to supply to Carole Singelas, he needs and is planning to meet with Carole in June to obtain the appropriate official files from the Hillsborough County Registry of Deeds (HCRD) which are supplied to the town via a database access. Submitting them will likely happen in July.
- 7. Master Plan Natural Resource Inventory Update was discussed previously as a forum topic.

Other Business

- NH OPD Spring Conference – April 29th
Of particular interest: NH Housing Toolbox

https://nhhousingtoolbox.org/resource-archive/20230413-nh_housing_toolboxfinal.pdf

- NH Zoning Atlas – Available Now
<https://www.anselm.edu/about/offices-centers-institutes/centers-institutes/center-ethicssociety/nh-zoning-atlas>
Connie Kieley - Gave it a quick review, didn't feel that Temple was accurate, Christine agreed that all the information didn't seem accurate.

Upcoming Webinars & Conferences

- Planning Lunches At Noon Webinar - hosted by NH OPD Making Zoning Work for Housing in your Community May 18th from 12-1:30PM
<https://events.gcc.teams.microsoft.com/event/1400d877-8bbe-4966-8dd4-b4e10ed89bb3@992deae9-1c4c-42c8-a310-5088af55ba742>
- SWRPC Annual Meeting June 13th In Person at Keene Public Library
"Planning for our Energy Future" with Don Kreis, NH Consumer Advocate
<https://www.swrpc.org/wp-content/uploads/2023/05/The-SWRPC-Annual-2023-Meeting-is-June-13-2023.pdf>

Keith makes a point regarding the paperwork in the Temple municipal building office space that they are trying to move to electronic copies and going forward there shouldn't be as much paper storage.

Bruce makes the motion to adjourn at 7:54, George seconds, all in favor

Next Planning Board Meeting: Tuesday, June 6th at 7:00pm, Temple Town Hall

Minutes respectfully submitted by Carter Sartell

Attachments:

1. NH Office of Planning and Development Spring 2023 Planning and Zoning Conference Agenda
2. Tax Map 5B
3. Email from Allan Oxman for the lot line adjustment

