

**Temple Planning Board  
Minutes  
Tuesday, May 2, 2023  
7:00pm, Temple Town Hall Annex  
*Zoom Recording available***

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

**Absent:** Christine Robidoux, Brian Kullgren

The meeting was called to order at 7:00pm.

Board Vice Chair Bruce Kullgren, Jr chaired the meeting. Bruce appointed Alternate Russ Huntley as a full member of the board for this meeting and Russ joined the board at the table.

**Approval of Draft Minutes of April 18, 2023 Meeting**

Only 3 people are currently present who attended the April 18th meeting. Bruce motioned to postpone approval of the minutes until next meeting, George seconded. Approved by a roll call vote with all in favor.

**Public Input:**

John Kieley rebuked George Willard's comments from the April 4th meeting regarding John's involvement with a subdivision project in town. At the time John was the Planning Board's (PB) ex officio member from the Select Board, and he worked alongside many dedicated and respected PB members and residents. George apologized for offending John and explained that it was a misunderstanding. John suggested George owed an apology to the town, and stressed the importance of accuracy when speaking of the past.

**Old Business:**

1. InvestNH HOP (IHOP) Grant
  - a. Expenses - No update.
  - b. Steering Committee Applications - Eight applications were submitted. The PB members need time to review them.

**Public Forum — "Temple's Master Plan":**

Bruce introduced the forum and then Murray dived into the details.

- **What is it?** The Master Plan (MP) is a guide for the next 5 to 10 years. The MP is not a regulation but rather it informs and guides town boards in their decision making. It's an aid to the PB in designing ordinances that would enhance or preserve Temple's unique quality of life. Input from the community is essential in creating and updating the MP.
- **Why is it being updated?** The MP is required by the state in certain situations, for example to enforce zoning ordinances. The RSAs require that the PB update the MP regularly; every 5 years is recommended.
- **What is in it?** Vision Statement (required), Land Use Section (required), and all other sections are optional, including Transportation, Natural Resources, Community Facilities, Economic Development, Recreation, etc.
- **What sections are being updated?**
  - **Vision Statement:** This was last updated in 2018 after a town survey and it provides guidance to boards and directs the rest of the MP. The Steering Committee will be gathering this information from residents. The current statement mentions maintaining "rural character" and the PB wants to know what this phrase specifically means to residents.
  - **Population and Housing:** This was last updated in 2015/2018 and helps to plan for the impact of population changes. This section must also address the housing needs of all current and future residents, with consideration for the housing situation in surrounding towns. The IHOP Grant consultants will assist with this update based on the 2020 Census data and the recent Regional Housing Needs Assessment data released by Southwest Regional Planning Commission. Earlier data for Temple shows that the median age increased and the percentage of residents under 18 decreased, the town has a lower poverty rate and a higher median household income than the state, and the percentage of owner-occupied houses increased while rentals decreased. An interesting question for everyone to consider is how our zoning fits with our vision of the future: what if every lot was built according to current zoning?
  - **Economic Development:** This was last updated in 2018 and is also being updated based on the 2020 Census data. This focuses on balancing economic and community development while preserving the town's character and residents' quality of life.

- **Natural Resources and Natural Resources Inventory:** This was last updated in 2003 and identifies natural resources including wetlands, forests, endangered species, wildlife, etc. In 2022-2023 the Conservation Commission and PB are consulting with Moosewood Ecological to update this section. Its purpose is to help boards make decisions such as whether a location is suitable for development, and which ecologically sensitive places should be protected. Sean Radcliff shared that the updated draft includes improved maps with added details; field surveys will be conducted this year, and all findings will be shared at a future public presentation.
- **Existing Land Use Analysis:** This was last updated in 2003 and considers the location of residences, farms, commercial and home businesses, protected land, undeveloped land, and not-developable land. Temple has approximately 22.3 square miles and roughly 14% is not desirable for development.
- **Future Land Use:** This was last updated in 2003 and reflects the community's goals for land usage for the next 5 to 10 years. This guide envisions future community facilities, housing, transportation, conservation, and economic development. Part of the IHOP Grant is to determine whether any of the existing objectives have been implemented and whether they should be amended.
- **MP Implementation Chapter:** This section will be added, essentially summarizing the MP into a succinct list of actions. It is a planning tool, helpful for determining priorities, partnerships, and funding. It is not a regulation, however if well written it may suggest laws that carry out its purpose.
- **How are we updating the MP?** Temple does not have a Town Planner so the IHOP Grant is funding consultants to help with this process. The Steering committee plays an advisory role and works with the PB and consultants to gather input from residents. The order of steps in the process starts with revising the Vision Statement, updating all the afore-mentioned data and the Land Use Map, then using all of that to inform a Future Land Use Map. Public participation is essential at every step and includes sharing feedback at forums, small group gatherings around specific topics, interviews, public hearings, as well as reviewing MP drafts. After the Planning Board adopts the revised MP, implementation follows. The MP must be consulted often and amended as necessary to be useful.
- **Where to find it?** On the town website, select "Town Boards & Committees" then Planning Board, and on the lefthand side select "MP (2019)". Each section is a separate file.

## • **Public Discussion:**

- What does “rural character” mean? Open space, farms, forests, wildlife; not urban or suburban, low density, remaining unique.
- On the list of future land uses, conservation and preservation should be first.
- How can we help farms survive? Should the MP set goals, for example to have more farms, to preserve a percentage of land in conservation? If we don’t get aggressive about setting goals then we could lose the rural character.
- Does the town vote on changes to the MP? No, because it’s not a regulation. Any new zoning ordinances that result from this work would be voted on.
- The first MP was in 1984.
- This was a lot of information to absorb; can future sessions be broken down into smaller topics? There is another forum in June for residents to share feedback, and the Steering Committee will be communicating with residents and scheduling small group discussions.
- The PB will continue working on the MP, revising all sections.
- Education is an important piece of the MP especially given the massive decline in the Conval school system. Currently the MP states that the Elementary School will remain in town, but there’s no mention of grades 5-12. The school is highlighted as a Town Meeting place.
- Thanks to the PB for the great overview of the MP, and thanks to Temple residents for a wonderful turnout!
- For further questions and comments please email: [templeplanning@templenh.org](mailto:templeplanning@templenh.org)

## **Other Business:**

### 1. Upcoming Webinars/Conferences

1. NHDES 2023 Source Water Protection Conference, May 16th, 9AM - 2:15PM, Pembroke, NH — <https://agwt.org/civicrm/event/info?id=359&reset=1>
2. NH OPD Making Zoning Work for Housing in Your Community, May 18th, 12PM to 1:30PM, Online — [http://t.lt02.net/q/M5otwLYwhWo0Xc9AX-M0wiwouG6vk7\\_VDUZcOJY2Vhcm9iaWRvdXhAZ21haWwuY29tw4gz\\_Su\\_y9\\_Ndl9Lb2nPK4MCpCc73qQ](http://t.lt02.net/q/M5otwLYwhWo0Xc9AX-M0wiwouG6vk7_VDUZcOJY2Vhcm9iaWRvdXhAZ21haWwuY29tw4gz_Su_y9_Ndl9Lb2nPK4MCpCc73qQ)

### 2. Resources

1. NH OPD Spring Conference, April 29: Recording available at <https://www.nheconomy.com/office-of-planning-and-development/what-we-do/>

[municipal-and-regional-planning-assistance/osi-planning-and-zoning-conferences](#)

2. NH OPD Housing Toolbox available at [https://nhhousingtoolbox.org/resource-archive/20230413-nh\\_housing\\_toolbox-final.pdf](https://nhhousingtoolbox.org/resource-archive/20230413-nh_housing_toolbox-final.pdf)
3. New NH OPD Website available at [NHOPD.com](http://NHOPD.com)

Murray motioned to adjourn the meeting and Keith seconded. Approved by a roll call vote with all in favor. Adjourned at 8:21 pm.

Next Planning Board Meeting: Tuesday, May 16th at 7:00pm, Temple Town Hall

Minutes respectfully submitted by Cathy Joly.

Attachments:

1. IHOP Steering Committee applications (8)
2. Temple's Master Plan Forum Slides
3. NHDES 2023 Source Water Protection Conference
4. NH OPD Making Zoning Work for Housing in Your Community
5. New NH OPD Website