

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
November 28, 2018
MINUTES OF PUBLIC MEETING

Board members present: Brian Kullgren, Allan Pickman, Tedd Petro, Bruce Kullgren, Randy Martin, and Ted Sartell

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

Approval of minutes: The minutes of 11/07/18 were reviewed. Motion by Petro to approve as written, second by Brian Kullgren, and so voted.

Lot line adjustment: Randy Martin and Jeanne Whitcomb were present as the board reviewed the final plat for their lot line adjustment concerning lots 8-1 and 8-2-1-5. One abutter was present and the proposed changes were explained. Martin noted that the town Health Officer had signed off. With no new questions were raised and no further discussion, a motion was made by Petro to approve the lot line adjustment, seconded by Brian Kullgren, and voted all in favor. Pickman will take the Mylar to the registry to be recorded.

Master Plan: Printed copies of the 3 revised chapters provided by SWRPC were passed out to board members. During a quick review some minor formatting problems were noted. The board plans to present these chapters at a public hearing in January 2019, and then take a formal vote to approve .

Other business: Gail Cromwell came in to ask the board to consider proposed amendments to zoning. She distributed related paperwork and spoke of the following:

- 1) The Selectboard had been working to refine the Building Permit process, and created a "Building Permit Application Guide". During this process several problems had been noticed. She asked the board to consider making changes to language in (Article VIII: Administration) Section 2: Building Permit Required, Section 3: Remodeling, and Section 6: Repairing.
- 2) The Selectboard has major concerns with regulation of junkyards, which leads to a greater question of does the town even want to allow them? The town's current regulations only direct the town to follow state regulation of junkyards. Cromwell suggested at the very least the Planning Board define the term "junkyard", and then allow/regulate or disallow them. She referred to Temple's one existing junkyard and what the town goes through to monitor it annually. She also mentioned both Hancock and Greenfield do not allow junkyards, and provided the exact language used to disallow them.
- 3) Consideration that the town might want to hire an outside paid Building Inspector. This would require the town adopting RSA 674:51 and would call for a Warrant Article at town meeting. She related how the current Building Inspector position came to be and how it functions. An alternative aspect would be to hire a regional Building Inspector who could serve several small towns in the area.

There was extensive commentary about how to define and regulate junkyards. It was noted several properties in town might qualify, depending on how the definition is interpreted. The Selectboard is currently pursuing two. One case is currently just being monitored, but a second case will be going to court to secure enforcement. Cromwell urged the board to set a standard for Temple and state that junkyards are not allowed. Sartell commented that if the town chooses not to allow, it is only pushing the problem to another place. He referred to the process as selective, not objective. Cromwell responded that current state regulations do not capture all ramifications of having a junkyard in town. Petro asked about enforcement and who would decide, i.e. who thinks what about a certain property. Cromwell responded it would not be about

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an aesthetic but about junk, and the town would pursue clear cut cases. Petro asked if the Selectboard has had a chance to discuss these suggestions and make a recommendation, and was told "no". Cromwell stated she feels it would be an important symbolic move for the town. Petro stated he would fear selective enforcement. Bruce Kullgren asked Cromwell about the quantity and changes of junky areas in town, saying he feels fewer exist than in the past. Cromwell suggested Pickman call NHMA regarding details about junkyard options. She also indicated she felt the board did not seem interested in advancing these suggestions to amend zoning. Pickman replied the board is scheduled to meet again next week and will review and discuss them at that time.

Cromwell also provided information about a new ConVal School Board proposal that would drastically affect small towns. The latest suggestion was that towns with elementary schools having an enrollment of less than 60 students pay a fee/surcharge. She had calculated that at current enrollment Temple would end up paying \$193,000. A change to the Articles of Agreement would be necessary and that would require a 2/3 majority vote. She felt the proposal would be DOA. Petro wondered if a combined vote from Peterborough and Antrim would be enough to reach a 2/3 majority. Cromwell said the School Board seems to have the intent to close one or more of the small schools one way or another, and she will keep the board informed.

Board members then reviewed and discussed details of the new Building Permit Application form, including a need to build to code, how a calculation of 25% for minor repairs would be determined, and whether builders should be licensed in the state of NH. This led to a discussion of housing in general, and prompted a focus on affordable housing options. It was noted housing prices are not just dictated by zoning, but also based on fluctuations of the real estate market. Bruce Kullgren and Petro thought the board should take a look at allowing duplexes and other types of affordable housing to encourage young families to live in Temple. This would likely not be done this year, as the board wishes to concentrate on finishing the Master Plan update.

Other business: Brian Kullgren and Ted Sartell are up for reelection in March, with both asked to re-run.

Sartell suggested holding a public forum on possible changes to promote affordable housing. Brian Kullgren said some information about how residents feel is already available from the Vision Statement survey responses.

Sartell stated he feels clarification is needed in measuring setbacks. Petro responded that the town may need to pay for that service, and may need to consider hiring a Code Enforcement Officer.

Agenda items for the December 5th meeting will include Cromwell's proposals, Master Plan chapter review, and planning for the Master Plan public hearing.

Move to adjourn by Petro, second by Pickman, and so voted at 8:45 p.m.
Minutes submitted by Betsy Perry