

**Temple Planning Board**  
**Minutes Tuesday, October 20, 2020; by Zoom, 7:00pm**

**Present:** Bruce Kullgren, Jr., Chair; Randy Martin, Vice Chair; Nicole Concordia, Secretary; Allan Pickman; Christine Robidoux; George Willard, Select Board ex-officio; Olivia Holmes, Clerk

**Absent:** Brian Kullgren

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

Chairman Bruce Kullgren read the “Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During the State of Emergency.”

**Approval of Draft Minutes: September 15, 2020**

Approval of the minutes of the September 15, 2020, meeting, as amended, was moved by Nicole, seconded by Randy and unanimously passed by roll call vote.

**Invitation for Comments from Audience Members**

Bruce invited comments from audience members at this time, and stated that for the smooth running of the meeting, he would not be allowing comments at other times. Connie Kieley expressed concern about not allowing comments from the audience throughout the meeting.

She also offered her concern that in allowing Lisa Beaudoin to ask questions of fewer than a quorum of Board members during the scheduled time of the October 6<sup>th</sup> meeting of the TPB, which could not be convened because of a Zoom glitch making it impossible for Board members and members of the public to connect to the meeting in compliance with the Right-to-Know law was inappropriate and did not adhere to state guidelines.

Board members agreed that all future meeting agendas should include instructions on what steps to follow in case of another Zoom glitch.

**Report on Advice of Municipal Association (Bruce)**

- a. Bruce reported that Natch Greyes of the Municipal Association felt the Planning Board had not violated any law on October 6<sup>th</sup>, when the Zoon glitches kept Board members and the public from joining the meeting, because the meeting was not convened and the agenda was not reviewed.
- b. Mr. Greyes felt that two or three (less than a quorum) members of the Board staying on a hastily reorganized Zoom call (so that the Board could set an alternative date for the meeting to take place) to answer questions from Lisa Beaudoin about possible property subdivisions was appropriate, and no different regarding the law from less than a quorum of Board members answering her questions should they run into her on the town common (for example).

- c. Regarding more than a quorum of TPB members attending the site visit for Ben's Sugar Shack proposal, Mr. Greyes felt any and all members could be present as private citizens, but should not discuss the merits of the case at that time.
- d. Christine suggested that if any Board members answer questions of a resident between meetings, they should report the conversation to the Board. The will of the Board is to be transparent.

#### **Housing Survey Update (Christine):**

Christine reported 112 surveys had been received so far. Christine will send out a reminder in the next few days. **She will report results at a November Board meeting.**

#### **Atty. Drescher perspective on zoning ordinance questions review (Allan, and copy attached)**

Allan recommended presenting Atty. Drescher's recommendations to the residents, in combination with Nicole's 4 proposed town ordinance amendment alternatives. Atty. Drescher's recommendation regarding duplexes would be excluded as they are not currently being pursued in Temple. **Allan will draft language in the first paragraph to correct the double negative of "not undevelopable."**

Bruce moved, and Nicole seconded moving forward with the Atty. Drescher's recommendations. The motion was approved by unanimous roll call vote.

#### **Proposed Amendments to Town of Temple Zoning Ordinance (attached)**

After discussion of the 4 possible amendments to the zoning ordinance Nicole had researched, Randy moved, Nicole seconded and the Board voted unanimously by roll call vote in favor of the first option: not allowing accessory dwelling units in PRDs with multiple single-family dwellings attached to each other or with manufactured housing. Subsequent condominium conveyance of any ADU separate from the principal dwelling shall be prohibited.

Given the survey results so far received, many residents appear confused about ADUs. The Board proposed offering a "hearing," really a question and answer time, on Tuesday, December 1<sup>st</sup>, and a follow-up hearing on Tuesday, December 23<sup>rd</sup>. **The Board wondered whether a start time earlier than 7pm might be appropriate.**

Randy moved, and Allan seconded holding hearing (including a question and answer session) on Tuesday, December 1<sup>st</sup>. The motion was unanimously approved by roll call vote.

**No decision was made on whether Atty. Drescher's recommendations should be combined with an information session about ADUs.**

**Site Plan Review Application Form review and approval of final copy to be used and filed at office and on website. (George with help from Bruce)**

Allan created a Site Plan Review Application form in January of 2015, when Mr. Hanna was working on the Buddhist monastery. He thinks the Board never officially adopted it. Randy has an original copy of Steve Anderson's application, which was submitted earlier than the application for the monastery. **Should the Board appoint a team to review the two forms on hand (Wheeland's and the monastery) and make a recommendation to the Board for an updated form as a template going forward; to be put in use after the application for Ben's Sugar Shack has been through the process?**

**Ben's Sugar Shack proposal (Report on accidents, Rte. 101 and 45: Bruce)**

Ben's surveyor/engineer answered this question at the ZBA hearing a few weeks ago saying there were very few accidents. Chief George Clark of the Temple Volunteer Fire Department reported that from 2016 to the present day there was only one accident at the junction of 101 and 45 to which the TVFD was called; so his report did not include accidents to which the police were called without the fire department being involved. The Southwest Planning Board has a complete report. Conversation was tabled until a more appropriate time. **Should someone take on checking with Southwest?**

Christine suggested it might be wise to have one or two alternates for this Board, since Brian Kullgren is an abutter, who will have to recuse himself, and George Willard has written a letter in support of Ben's proposal. While Allan reported that the Board has no history of appointing alternates and actually voted against it a few years ago, Christine researched the question and reported that the Board has the authority to appoint alternates if it so chooses. **Bruce will contact the Municipal Association to determine whether the Board should consider a temporary alternate for a specific issue, or even in general.**

**New Business**

**a. Recommendation of TPB member to Select Board for CIP.**

Given that no Board member present felt they could make the time commitment required to represent the Board on the CIP, Bruce suggested each member might volunteer for one meeting at a time. **Should a decision be made on this question?**

**b. TPB 2021 budget (including tax maps) (draft attached)**

1. Christine noted the addition of \$2150 based on a tax map update estimate from Frank Rossi.
2. She suggested adding \$500 for training for Board members.
3. Olivia requested \$1800 as a clerk budget, allowing some extra funding for unexpected assignments. The Board agreed to \$1800.

**c. P&Z Conference on 10/31, (hours estimate: 9am to 3pm)**

George reported that the Select Board voted to pay \$280 toward the cost of training from their budget.

**Next Meeting will be Wednesday, November 4, by Zoom, 7:00pm,** to accommodate Bruce and Olivia, who will be working at the polls on Tuesday the 3<sup>rd</sup>. Moved by Christine, seconded by Randy, and unanimously approved by roll call vote.

**Ballot Questions Proposed Dates to Remember**

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|----------------------------|----------|
| a. Voting date             | 03/09/21 |
| b. Vote on ballot language | 11/18/20 |
| c. First hearing           | 12/02/20 |
| d. Revision                | 12/16/20 |
| e. Final hearing           | 12/23/20 |
| f. Attorney review         | 01/06/21 |
| g. Final vote on language  | 01/20/21 |
| h. Final language to clerk | 02/02/21 |

Floodplain plan participation (Tabled for a year at the 9/15/20 meeting)

Bruce thanked Board members for all their hard work.

Adjournment was moved by Nicole, seconded by Randy, and unanimously approved by roll call vote.

The meeting was adjourned at 8:35pm.

Respectfully submitted by Rev. Olivia Holmes, Clerk