

**Temple Planning Board
Minutes, Tuesday, September 15, 8:00pm**

Present: Bruce Kullgren, Jr., Chair; Randy Martin, Vice Chair; Nicole Concordia, Secretary; Brian Kullgren; Allan Pickman, Christine Robidoux, George Willard; Olivia Holmes, Clerk

The meeting was called to order at 8:05pm.

Reading of the "Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During the State of Emergency."

Approval of Draft Minutes: September 1, 2020

In addition to two typographical errors, the minutes will be amended to show that Bruce Kullgren, not Brian, wrote the draft introductory paragraph to the draft survey (bottom of page 1). Section c under other business (regarding a fall conference) will be deleted. A motion to approve the minutes of the September 1st meeting, as amended, was moved by Allan and seconded by Brian. Those voting to approve included Randy, Brian, Christine, George, and Bruce. Nicole and Allan abstained. The minutes were approved as amended.

Invitation for Comments from Audience Members: No comments were offered at this time.

Review Housing Survey (Christine)

Christine explained updates she's made to the draft she sent to Board members. Board members offered several suggestions for clarification of questions.

- a. It was agreed that contact information should be requested, not required on the survey.
- b. Christine will follow up on the language of the affordable housing question.
- c. Allan suggested some additional wording around accessory dwelling units (page 2), for example, detached ADUs and lot size required. He also suggested a different photo might more clearly represent the idea the board is trying to convey.
- d. Christine will work with Bill Ezell and Allan to update the email address used for the TPB, so that an email address that will be checked regularly may be include in the survey.
- e. Cost: The TPB budget for printing and advertising is close to maxed out, but overall, the board still have money it could use for this. Ken Caisse suggested Carole could print it at the town office; Christine could pick the copies up and drop them off at the post office. Postage for broadband survey was approximately \$100. It was

pointed out that advertising for Ben's Site Plan Review will come up in the budget, and will be reimbursed.

- f. Timing: The board would like to get the survey to the public by the end of September. It was suggested to ask residents to return the survey within 3 weeks.

A motion to move forward with the survey if the total costs are less than \$350 was moved by Nicole and seconded by Allan. It was approved by a unanimous roll call vote.

Floodplain plan participation

The board discussed the benefits and challenges of participation.

Brian and Allan were uncomfortable moving forward without the floodplain maps. Both thought building costs could be burdensome for anyone wanting to build near a floodplain. Randy also expressed concern about putting more restrictions on building at the same time the board is trying to pursue affordable housing.

Christine believes the board should move forward so Temple residents can decide whether to participate. She was concerned about providing protection for people who might build where their house could be flooded. She felt existing maps could be used, imperfect as they may be.

Audience members Connie Kieley and Keith Charlton believe the town could and should move forward to vote on this using the maps that are currently available.

Christine moved that the board present the floodplain proposal for the town to vote on in March, 2021. George seconded the motion. Voting in favor were Christine, Allan, and George. Voting against the motion were Randy, Brian, Nicole, and Bruce. The motion failed by a 4 to 3 roll call vote; and will be tabled for another year.

Atty. Drescher perspective on zoning ordinance questions review (Allan)

Allan suggested that all Atty. Drescher's suggestions for updating the zoning ordinance should be put before town residents for a vote. The suggestions include the following:

- a. The language 7a.30 should be changed to a minimum of 750 square feet or 40%. It would only apply if the square footage were _____. It was suggested that just adding 750 square feet would solve the problem.
- b. The town had prohibited condo ownership of duplexes, which Atty. Drescher said was in violation of state law. It was pointed out that that is not the case in Temple.
- c. There is ambiguity in the ordinances around private roads.

- d. The open space language was ambiguous, and Atty. Drescher has offered suggested rewording.

The board considered whether to present Atty. Drescher's suggestions to the town in March. No vote was taken.

It was moved to include Atty. Drescher's suggestions into the ordinance (except "b." which is irrelevant). However the motion was not seconded and no vote was taken.

Proposed Amendments to Town of Temple Zoning Ordinance

The board agreed to review the 4 options for proposed zoning ordinance amendments Nicole had prepared for the Board during the summer, in order to decide what to present to the town in March. (copy attached to these minutes).

Nicole pointed out that ADUs are currently prohibited in PRDs, yet the town has to allow them where the underlying ordinance allows ADUs. The board needs to address this, but has some flexibility with this particular issue. Nicole had prepared the 4 proposals so board members could see all available options.

Bruce asked that the 4 options be put on the October agenda for review.

Site Plan Review Application Form review and approval of final copy to be used and filed at office and on website. George will have this available for the next meeting. Bruce has offered to work with George on that.

New Business

- a. Review the ZBA Hearing on Ben's Sugar Shack proposal. The ZBA has voted not to proceed with joint meetings with the Planning Board on this proposal.

George Clark suggested the ZBA should have a police report on the number of accidents on 101 and 45. Ken Caisse suggested it might be a good idea to call the Municipal Association. **Bruce will follow up with the Municipal Assoc.**

- b. Gail Cromwell, Chair of the Temple Capital Improvements Plan Committee, said it is required by RSA 674.5 to have a Planning Board member appointed to the CIP. Bruce confirmed this. Historically there has been some kind of relationship between the CIP and the TPB (possibly reporting to the TPB or being approved by the TPB). The members of the CIP are appointed by the Select Board.

Connie Kieley pointed out that while there is a relationship between the CIP and the TPB, the Town Meeting approved having a CIP either in 2002 or 2003. She also

mentioned that sometimes the CIP meets with the BAC (Budget Advisory Committee). No decision was taken. **The question will be put on the agenda for the next meeting.**

Bruce will ask Gail what the commitment is before the October TPB meeting.

- c. Budget Advisory Committee: Christine pointed out that the BAC has started meetings, and Christine has been tasked with checking in with the Planning Board for the budget for next year. **It was agreed to put the budget on the agenda for the next meeting.**

Allan got an estimate for getting the tax maps done back in January: it was about \$2000 and he will forward that information to Christine.

- d. P&Z Conference: Nicole reported that the P&Z conference will be held, virtually, on October 31st from 9am to 3pm. The cost is \$100 per person (Bruce, Christine, Randy, Nicole, and George might want to go). The TPB had approved paying for this from within the budget. Ken Caisse offered that the Select Board will find whatever money they need for this.

Next Meeting: Tuesday, October 6; by Zoom, 7:00pm

A motion to adjourn was made by Allan and seconded by Brian. It was unanimously approved by roll call vote.

The meeting was adjourned at 9:23pm.

Respectfully submitted by Rev. Olivia Holmes, Clerk