

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
February 05, 2020
MINUTES OF PUBLIC MEETING

Board Members present: Nicole Concordia, Bill Ezell, Randall Martin, Bruce Kullgren, JR., Allan Pickman, Tedd Petro, Brian Kullgren

Call to order by Pickman, 7:01 p.m.

Doug Heck re: Site Plan Review: Pickman reviewed copies of the plan which were distributed to the Board, pointing out there were no changes. With no further questions or comments from the Board or audience, and all requirements met, Petro made a motion to approve, seconded by Brian Kullgren, and so moved with unanimous approval. Pickman to type out Notice of Decision for the file.

Approval of Minutes: The Minutes of January 8 were reviewed with amendment clarifications noted by Concordia under "Amendment 2" and "Other Business". The Minutes of January 15 were reviewed with amendments by Robidoux (audience) for clarification. Planning Board votes (for or against warrant articles as written) were added to the minutes by name.

Discussion followed, with a motion by Ezell to approve the January 8 minutes as amended, with Kullgren, Jr. seconded, so approved and so voted.

A motion to approve the January 15 minutes as amended by Pickman, seconded by Kullgren, so approved and so voted.

Meeting Agenda: Boo Martin: Martin presented to the Board an update of "Touchstone Farm", with a brief history of the ongoing business activities on the property since her retirement from operations in 2017. Martin noted "Touchstone" will be moving to a new location and thus she will resume operations, with less of a horse facility and more events such as class reunions and women's weekends which would involve less traffic. Martin wanted to re-confirm her commercial status and stress her wish to employ local vendors and workers, offer housing and promote "vibrant and farm-like conditions" as she continues ahead. The Board wished her good luck and abutters offered her any help they could give.

Ezell reviewed an informal poll of reaction to the January 15 Hearing that had been done from the internet.

He noted votes as:

"no- never" 14 votes

"yes vote" 17 votes

"need more info" 12 votes

Pickman reviewed comments relevant to "Proposed Changes to the Temple Zoning Ordinance" with the Board. Under Amendment 2, Pickman noted both square footage numbers should read 1600 s/f. Additionally, discussion followed with the process by which the 30% Open Space calculations were reached.

Discussion followed in the audience, with final review by Town Council on any and all proposed changes before presentation. Brian Kullgren wanted a letter or card to be sent to all households explaining the proposed changes, as well as including changes in the Temple Newsletter.

C. Kiley noted changes are major, not minor, with audience discussion following.

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Kullgren, Jr. confirmed the obligation of council review before anything is submitted to the Town for vote. Brian Kullgren proposed leaving everything as written. Concordia made a motion to keep “as written with no changes”, seconded by Kullgren, Jr., and so voted.

Kullgren Jr. shared that Greenfield’s Planning Board articles are similar to Temple’s articles; he will provide the Board with a copy of their information.

Concordia presented the Board a Spring Planning Seminar scheduled for May 30, 2020. A motion by Petro to have the Town pay for seminar cost for participants, seconded by Kullgren, Jr., and so approved.

Temple Historical Society (THS): THS is placing a warrant article on the ballot to determine if the Town would be in favor of a building to be placed on town land next to the old Schoolhouse. The building would be used for town historical artifacts display and town records storage.

THS wanted to inform the Planning Board of the idea, and seek site plan guidance if the article is approved. Discussion followed with preliminary questions and comment. With the understanding that the Select Board has final approvals, the Planning Board noted “we will surely cooperate with THS”.

Concordia distributed “Town of Chester” court information to be discussed at a later meeting concerning a ruling on housing issues.

Kullgren Jr. reviewed the February 19 meeting agenda with speakers he has contacted for the Board meeting, including SWRPC and NH Housing, all with an affordable housing focus. This will be an open, regularly scheduled meeting to the public.

Motion to adjourn by Kullgren Jr., second by Concordia, and so voted at 8:20 p.m.

Minutes submitted by Randall Martin.

~ The next meeting will be held on March 4, 2020 at 7:00 p.m. ~