

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
September 4, 2019
MINUTES OF PUBLIC MEETING

Board members present: Bill Ezell, Allan Pickman, Brian Kullgren, Nicole Concordia, Randy Martin, Bruce Kullgren, Jr., and Tedd Petro

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

Approval of minutes: The minutes of 07/16/19 were briefly reviewed. These minutes had been considered in a previous meeting but there had not been a quorum available then to vote on approval. Motion by Petro to approve as written, second by Ezell, and so voted.

The minutes of 08/20/19 were reviewed. Motion by Bruce Kullgren to approve as amended, second by Brian Kullgren, and so voted.

Possible lot line adjustment between Lee/Scott: Pickman reported he had received information that the Lee family is not interested in moving forward with this at the present time. He will compose a letter to attorney Runyon and enclose a copy of the PB minutes of 08/20/19 where this topic was initially discussed.

National Flood Insurance Program: The board briefly reviewed the current status for consideration of allowing the town to participate in the program. Talking points included :

- If the town does decide to move forward then the PB will need to modify language in Site Plan Review Regulations and Subdivision Regulations, as well as modify the Zoning Ordinance
- Review of portions of letter from the state concerning how the insurance program works, including no cost to the town and confirmation that participation is optional for residents
- Brief discussion about federal maps and how to discern floodplains in town
- The BAC and CIP committees working on the SWRPC highway project would like to determine how this might relate to roads
- Query if the town might be able to procure flood insurance on infrastructure
- The latest edition of "Town and City" magazine has an article about a new Flood Hazards handbook available; the article will be scanned and distributed to board members
- Certain language has to be included in town regulations in order to allow, and there are some time limits involved
- Suggestion to perhaps copy language from other towns that already participate to help speed up the process

Affordable housing: Pickman asked board members to consider offering some zoning changes this year. Brief discussion ensued, with the following talking points:

- Suggestion to review numbers and consider making changes to the PRD language
- Mention of a recent sale of an existing Temple home selling quickly at \$255,000, within parameters of local costs for affordable housing
- Acknowledgment of several large parcels of land in town that could eventually come up for sale

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Christine Robidoux was present and brought up several issues related to affordable housing:

- Attending CDFA meetings in Keene has offered valuable information, especially in regard to working childcare models and possible funding sources, including grant monies
- Plan-NH will take a look at the town and make an assessment with suggestions – no fee involved
- SWRPC has many things going on that could be helpful to Temple
- suggestion that Accessory Dwelling Unit language could benefit from clarification and promotion
- everyone wants/needs high speed internet service and is searching for solutions
- the USDA has a grant program that could help provide funding for high speed internet, although this would be an issue for the Selectboard to look into
- a suggestion to highlight the need for high speed internet within the town's Master Plan, which could potentially make it easier to acquire funding
- the current Vision Statement in the Master Plan merely notes internet as part of infrastructure
- the Master Plan should indicate what the town wants
- comment about the current online version of the Master Plan not containing certain chapters that are listed as being part of the document (ie. Energy Plan, Open Space Plan); Pickman will review
- suggestion to have a printed copy of the Master Plan and the Zoning Ordinance be available at PB meetings
- the Temple Community Planning Committee will hold their first meeting on September 23rd, and plan to have a table at the Harvest Festival; suggestion that the group ask people what type of housing is preferred and a desired price range
- mention of a well done project located in Milford
- comment that to make the town attractive to people it needs to have more than just individual houses; response by Robidoux that the people she has talked with don't want to live in a development, but have moved to Temple for the way it is now “rural, conservation, etc.”
- comment by Robidoux that many towns are seeking new options other than developments, such as allowing modifications to existing housing to help support young people and the elderly
- expressions of hope by board members that the new committee is productive and has good conversations along with providing data that can help the PB

Whitcomb/Quinn lot line adjustment: A second Mylar for town records was signed.

Motion to adjourn by Petro, second by Brian Kullgren, and so voted at 7:46 p.m.

Minutes submitted by Betsy Perry