

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
September 18, 2019
MINUTES OF PUBLIC MEETING

Board members present: Brian Kullgren, Allan Pickman, Randy Martin, Nicole Concordia, and Tedd Petro

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

Approval of minutes: The minutes of 09/04/19 were reviewed. Motion by Brian Kullgren to approve as written, second by Concordia, and so voted.

National Flood Insurance Program: The board studied FEMA floodplain maps shown on Pickman's laptop that indicated flood easement areas and floodplains in both the north and south ends of town. Brief discussion followed, including the following talking points:

- a brief recap of why the PB needs to review and perhaps make changes to some town documents if the program moves forward
- audience comment that having Temple participate in this process may encourage commercial development; response that there is very little chance of large commercial development in Temple due to lack of major infrastructure such as water and sewer
- question about the application process and involvement of Selectboard and PB; response that the PB can change language for Site Plan Review and Subdivision Regulations by holding hearings and then having the PB vote, but changes to the Zoning Ordinance would require a vote of the town
- current status has the Selectboard still reviewing the application process; along with a suggestion that the PB continue to educate themselves on this topic and keep it on the agenda
- Pickman will forward the link to board members so they may access the floodplain maps online

Affordable housing: Ivy Bibler spoke as a member of the newly formed Temple Community Planning Committee, and offered the following information:

- the first meeting of the committee will be on Monday, September 23rd
- they will be addressing additional aspects such as internet, transportation, daycare, schools, etc. rather than just “affordable housing”
- several branch committees may be formed
- their perspective will offer a broader view of what is wanted/needed to make the town more attractive

Board members made the following comments:

- discussion about affordable housing is everywhere in the media
- the PB can tweak Zoning Regulations to help keep the town affordable
- current regulations require all new town roads be paved, which is a significant development cost and may not be necessary in all instances; perhaps input from the outgoing and incoming road agents might be solicited
- could also consider making changes to the PRD regulations

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- people still want their “3 acres of land and a view”
- suggestion to schedule a date for a second public forum on affordable housing
- suggestion to let the new committee do its work first
- several older homes in town are being revamped and updated
- upon an audience question, the legal status involving the Marsh case is not under the purview of the PB, but falls to the Selectboard as the enforcing entity

Possible lot line adjustment between Lee/Scott: Pickman confirmed he had updated attorney Runyon via email and attached relevant PB minutes.

Motion to adjourn by Petro, second by Brian Kullgren, and so voted at 7:34 p.m.

Minutes submitted by Betsy Perry