

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
October 2, 2019
MINUTES OF PUBLIC MEETING

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

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

Approval of minutes: The minutes of 09/18/19 were reviewed. Motion by Petro to approve as written, second by Bruce Kullgren, and so voted.

National Flood Insurance Program: The board continued to look at how this process works and what would be involved should the town decide to participate, with the following talking points:

- Pickman has reviewed a government publication that provides basic information about the program, and believes administration could be a challenge for the town
- rules are mandatory but will not affect most of town as not many parcels in Temple are subject to flooding
- explanation by Martin about why some floodplain easements did not show up on maps reviewed at the last meeting
- the town's Building Inspector would need to be informed and made aware of new rules, especially as affecting new construction
- may need to consider hiring a Town Engineer who knows the town, the ordinances, and the issues
- new rules could place a burden onto a developer if a new subdivision were to be proposed
- may need to contact a professional throughout building permit application process
- the Selectboard has voted to adopt, and signed a letter of intent to participate
- Planning Board will have to examine language changes needed in Subdivision Regulations and Site Plan Review Regulations, as well as modifications necessary in Zoning Ordinance

Affordable housing: Continued conversation about various aspects, with the following talking points:

- very important to have broadband internet available to all in region; lack of it affects real estate sales and schools/students
- a recent public forum in Peterborough was attended by Ezell and Christine Robidoux as well as other town officials; three broadband providers were present to explain current infrastructure as well as future plans, and to answer questions
- Robidoux also attended a Radically Rural Conference in Keene that addressed broadband issues
- the cost to expand some of these services into rural areas can be astronomical
- towns are looking for ways to accomplish this goal, including possible grants, loans, bonds, or working directly with carriers
- SB103 is in effect and allows other entities (such as a school district) to apply for available funds
- momentum is shifting to make sure everyone has access to broadband; USDA is aware of the problem

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- a subcommittee has been formed within the new Temple Community Planning Committee, with plans to do a Request For Information (RFI) to assess data and scope of problem
- brief conversation about 5G network and any possible affects on other internet access; deemed helpful to some people but not all, and still would have dead spots
- suggestion to take a look at town zoning and make sure current allowable tower height would not be an impediment to building further internet infrastructure; some carriers actually utilize a series of several smaller towers
- may be looking at years for infrastructure build-out
- the state of NH will need lots of money in state budget for these efforts
- Martin and the board offered thanks to Robidoux for her dedication and reporting
- Robidoux asked the board for \$180 from the PB budget to cover cost of three attendees at the Broadband Initiative Conference near the end of October, as suggested by the Selectboard; also requested was consideration of a future annual expenditure of \$200
- will need to include funds in next year's PB budget for conferences as well as for updating the town's tax maps; a preliminary list of land use changes in 2018 and 2019 will be formulated, and then a cost estimate for the updates obtained from the map company

Preliminary proposal for minor subdivision: Randy Martin spoke briefly about the possibility of subdividing his 12+ acre clubhouse parcel to create one new 5-acre house lot. The clubhouse lot had received a ZBA special exception and is considered as a commercial lot, and would still meet that criteria although a current use penalty would have to be paid for the change of use of the 5 acres. Martin provided a handout that showed how the new lot might be configured. Road frontage would be along Webster Highway. After brief review there were no zoning issues discerned by the board, and Martin indicated he will move forward with the plan.

Other business:

- Inquiry about affordable housing from an audience member regarding PB consideration of lowering lot sizes, with a response that this was mentioned as one possibility among several topics for making changes, and any proposals would be presented in a public forum.
- A follow-up question about workforce housing, with a response that this is already addressed in town zoning regulations, and no one has proposed anything in Temple to date.
- Acknowledgment that the board may decide not to put forth any zoning changes on the ballot this year.
- Question about the board deciding on a date for a second public forum as promised, with a response that the PB would first need to have real proposals to talk about.
- Brief commentary about the Temple Community Planning Committee moving forward with their work and research, to culminate in offering recommendations.
- Consideration of “revitalizing the downtown area” and the success of one NH town after involvement with PLAN-NH
- Feedback from the Harvest Festival indicated residents would like to “keep the town the same” and do not want new development; mention of options for creativity and other possibilities in housing.
- Comment about possible review of new wetlands rules from NH-DES.

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- Pickman and Martin will work together to review current PRD regulations and offer possible changes.
- An order will be placed for (8) copies of the 2020 Planning and Land Use Regulation Manuals.

Motion to adjourn by Martin, second by Brian Kullgren, and so voted at 8:08 p.m.

Minutes submitted by Betsy Perry