

Community Advisory Committee (CAC)

February 17, 2022 at 7:30 PM

In Person at the Temple Town Hall

FINAL Minutes

Attendees: Keith Charlton, Bill Torphy, Christine Robidoux, Vivian Wills, Jessica Hipp

Meeting called to order at 7:33 p.m.

Reviewed minutes and made corrections. There was not a quorum for this vote, so they can be voted for approval at the next meeting.

Keith discussed changes to the A/V proposal. Using Zoom can save a significant amount of money. We can ask for good, better, and best options – this allows us to know the best possible solution and also more budget-conscious options. Companies that are making proposals will submit price, warranties, spec sheets, and other information. The Town Hall Advisory Committee is being consulted to ensure the solution is as unobtrusive as possible.

The committee discussed assignments to bring the Charrette draft to other committees:

- Dana – CIP, BAC, Village Green
- Bill Torphy – Historical Society, ZBA
- Christine – Library, Select Board
- Jess – Planning Board
- Keith – Renewable Energy, Con Comm
- Vivian – Town Hall Advisory Committee

The requested feedback is to check for mistakes. We also need a contact person or a liaison for each committee. Some committees have written formal letters of support. Bill Torphy reported that Bill Ezell sent the Charrette to the ZBA and there was no feedback. Jessica will touch base with Bruce and go to the next Planning Board meeting. Christine discussed minor corrections she has received, and will send out a new version. (See attachments.)

Plan NH had their annual town hall today. The new director led the meeting and mentioned pending Charrette applications. We need to get in our application soon so they can get it on their calendar. Once we get our application in, it will be at least 10-12 weeks before the Charrette can happen.

The committee discussed the mini-grant application. Christine suggested sending the draft to NH Housing for feedback. There is a question about sourcing large scale maps. Can we negotiate with a local printer? Jessica will ask Jon Saccocio (VT affordable housing architect) about printing maps. Other costs include lodging, meals, and snacks.

Our next meeting is March 17th, after Town Meeting.

Meeting adjourned at 8:13 p.m.

Respectfully submitted by Jessica Hipp.



Jessica Hipp <jess.hipp@gmail.com>

CAC Meeting Docs

Christine Robidoux <cearobidoux@gmail.com>

Fri, Feb 18, 2022 at 4:00 PM

To: Christine Robidoux <ricochetrobidoux@hotmail.com>

Bcc: jess.hipp@gmail.com

All CAC members were bcc'd on this email.

Hello all,

Thanks to those who came to the meetings last night! Great discussion, as always!

Here is the new and improved version of the Plan NH Charrette Application to be shared with Boards and Committees, along with an electronic version of the Vision Statement from the Master Plan.

School Subcommittee members are welcome to review and comment at the next meeting!

Jess - Please add this email to the minutes as a postscript:

I neglected to mention two things last night:

- The Welcome to Temple Booklet that Linda B has been working on is almost ready for print! She has enlisted the help of several Temple resident volunteers for editing, and it will be revised and sent to the printer for an estimate soon. There will also be a user-friendly electronic version. I will submit an application to the 250th Anniversary Fund once we have an estimate on printing and materials, with the CAC as a sponsoring organization. If anyone would like to help with drafting the grant application please let me know?
- I spoke with Mackenzie Nichols from the River Center after our last meeting about a presentation on housing she created with Erika Alusic-Bingam from Southern NH Services. I invited Mackenzie to come and speak with the committee about community messaging around Affordable Housing. Their presentation has some facts and figures that will be helpful. I will send the presentation before the next meeting.

Have a great weekend everyone!

Christine

2 attachments

 **Temple2022_CharretteApplication_DRAFT_v2.pdf**
554K

 **master_plan_05_vision_statement.pdf**
17K

Town of Temple
2021 Application for the Community Design Charrette Program
Plan NH

This proposal is hereby submitted on behalf of:

Town of Temple, NH

Date: 03/01/2022

Name and Title of Officer Authorized to Sign: Bill Ezell, Select Board Chair

Signature of Officer Authorized to Sign _____

Mailing Address: 423 Route 45, PO Box 191

Temple, NH 03084

Telephone: (603) 878-2536

e-mail: boardassistant@templenh.org

What is the date of your latest Master Plan? 2019

Letters of Support are enclosed from the following Boards & Committees:

250th Anniversary Fund Advisory Committee

Select Board

Budget Advisory Committee

Capital Improvements Planning Committee

Conservation Commission

Community Advisory

Historic District Commission

Temple Land Use Research Committee

Library Trustees

Planning Board

Recreation Commission

Renewable Energy Task Force

Town Hall Advisory Committee

Village Green Committee

Zoning Board of Adjustment

Town of Temple
2021 Application for the Community Design Charrette Program
Plan NH

How would you describe the community project for which your group or Town is asking Plan NH to provide assistance?

Please provide any appropriate information about the site's or area's geographical location, limits, and historic significance, current uses and unique features.

Please indicate who owns or controls the use of the project site or area.

How would the project enhance the health and vitality of your community?

Project Area 1- Village Center

Temple's picturesque village center has served as THE gathering area for the community since it was founded in 1768. Important features in this area include the Birchwood Inn, the Mansfield Public Library, the historic Town Hall (formerly the Grange Hall), the church, and the general store, all surrounding the Town Common or Village Green. There are also several historic homes in this Historic Village District. Residents take pride in the historic significance of this area, and many longtime residents have an emotional connection to it with fond family memories and stories going back many generations. It is not uncommon to find a horse grazing on the town common amongst the war memorials! (See Map 7A)

The Highway Department garage and materials storage area is located behind the library and town hall (Lot 7-6, 2.2 acres). The town is currently considering relocating the highway department to a site down the road on Route 45 across from the Fire Department and Municipal building, and will vote on how to proceed at our town meeting in March. The Historical Society is considering establishing a Temple Museum in the Village center, and their preferred location is adjacent to the library, or in a portion of the Highway Department building, if it is relocated.

The town owns and maintains Main Street, which is the road directly in front of the church and Town Hall, as well as Firehouse lane, a small side road connecting General Miller Highway and Route 45 (Senator Tobey Highway). There is a shared septic and well in the Village Center. The well is in decent shape, however the septic is about 45 years old and is not up to code. It will have to be replaced in the not too distant future. It is currently located between the Town Hall and the Chapel. It is shared by the church, town hall, library, and highway department building.

Space for parking in the Village Center is limited and disorganized. Parking for town meetings, the library, events at the Town Hall, the church, and the Birchwood Inn is all located in this area and across the street on the town common. The town is seeking recommendations on how best to utilize this area for parking, both with and without the highway garage on this area.

Town of Temple
2021 Application for the Community Design Charrette Program
Plan NH

Project Area 2 – Holt & Skladany Land

The town also owns two parcels that are as yet undeveloped. A Temple Land Use Research Committee (TLURC) was established by warrant article at town meeting in 2020 to research town owned land and make recommendations for usage. The TLURC recommended relocating the Highway Department to a town owned lot across from the Fire Department and Municipal Building. At town meeting in 2021, money was allocated to survey the properties and do some engineering work in preparation for proposing the move to voters. The preferred lot is commonly referred to as the “Holt” property (Lot 7-36-1).

The “Skladany” lot was considered, however it was deemed unsuitable due to sight lines off General Miller Highway for trucks pulling in and out, and for the amount of ledge on the property and culverts that would need to be put in for water crossings. This lot is 64.61 acres (Lot 7-36), and is commonly referred to as the Skladany land. It is being looked at for many potential uses, including a trail system (hiking, biking, equestrian), a community power solar array, or perhaps a satellite parking area for the village center. It should be noted again that sight lines off General Miller Highway are challenging, and General Miller Highway is a state maintained road.

Temple does not have town water or sewer, so any development would have to incorporate septic systems and wells.

Lot 7-35 located on Route 45 heading south out of the Village is also town owned. At town meeting in 2021, residents voted to put a conservation easement on the triangle section of this parcel, which the Conservation Commission is currently pursuing.

Project Area 3 – TES “Neighborhood”

The final area we are requesting recommendations on is the town owned Lot 6-19-1. This is a mostly level 18.45 acre lot located between the Temple Elementary School (TES) and the Greenville Reservoir (Map 6-B). The reservoir is owned by the state and provides water to the town Greenville and TES. The lot includes a baseball field that is no longer in use. It currently does not have enough road frontage for development, however we have contacted the state about swapping a section of the state owned road frontage that used to be the road, for a town owned lot adjacent to the State Highway DOT garage located on Route 101. When that happens, this lot will have adequate road frontage for development. The LUC recommended this lot for affordable housing, and at the same time the Renewable Energy Task Force is considering this lot for a solar array. We are hoping to be able to do both, while also retaining the ball field.

It is important to note that Temple has historically been a farming community. Although most of the larger farms in town are gone, we still have several very active farms as well as other agricultural enterprises like maple sugaring, forestry, and horse farms. Agriculture and

Town of Temple
2021 Application for the Community Design Charrette Program
Plan NH

conservation are an important part of our identity. Many residents have animals and grow their own food.

What changes are occurring within your community that are having an impact on how you think about your future?

How could this project address one or more of them? (Ex: changing weather patterns, demographic changes, economic challenges, more)

Temple is a part of the ConVal School District. In the 1980's we experienced an increase of development and population growth that led to the building of a new larger elementary school. The former elementary school now provides multi-family housing (by special exception). When the elementary school moved out of the village to its new site on Route 45 on the southern edge of town, the vibrancy of the village waned. The population of students at the school has since dwindled, with the population shift to a majority of older residents. However, Temple is seeing an increase in activity as families with children are relocating to rural areas like ours. There is high demand for housing, and very low inventory in town. There are very few rentals, although they are not tracked.

There has also been a recent increase in activity in the village center. The Birchwood Inn is under new ownership and has a devoted following. In addition, the library has seen an increase in patrons and interest in activities, for both young and the young at heart. There have also been requests for more community engagement programs. While the increase in commercial activity and civic engagement is fantastic, parking in the village has become chaotic and unsafe. There is simply not enough parking in the town center. It is not uncommon to find fire lanes blocked, cars parked on the grass on the town common, or blocking the road in front of the town hall and church.

Temple offers three intentional living communities in town for adults with development challenges, and the Temple Forest Monastery located on the north side of town offers a retreat for those seeking a natural space for reflection. Residents from these communities utilize our recreation areas regularly. The Conservation Commission manages several properties in town that offer trails and unique outdoor experiences.

Temple's population includes seniors who wish to "age-in-place" in their multi-generational family homes, young families who desire to relocate to rural areas, often to be close to their family support systems, and families and retirees who are seeking a small town-rural atmosphere with access to recreational opportunities, nature, and the ability to work from home. There is a need for homecare providers and childcare providers.

For this charrette, we see these key areas of opportunity to focus on:

Town of Temple
2021 Application for the Community Design Charrette Program
Plan NH

1. Addressing the parking challenges in the village center and enhancing the usability of the area for community gatherings, civic engagement, historic preservation, and economic development.
2. Re-imagining the town properties in the focus areas, with sustainable recreational and social opportunities that will invite all residents to gather and participate in community life.
3. Creating an affordable housing neighborhood with agriculture and sustainability in mind, that will encourage diverse multi-generational housing options. The town is seeking creative zoning and development incentives to present to town residents.

Your town has four distinct, yet inextricably-linked sectors: Social, economic, environmental, and governance.

What vision does your community have for each of these, and what kinds of recommendations (for the target area or project) coming from the charrette process could support these visions – as well as the Vision Statement that is in your current Master Plan?

The 2018 Vision Statement from our Master Plan states that remaining a “rural town” with agricultural opportunities, trails, and outdoor recreation is our highest priority. To that end, any recommendations should keep this in mind. It also highlights supporting home-based businesses, encouraging sustainability and renewable energy, and protecting the environment when considering any new development.

A sense of community is also extremely important. Focusing on the village center as the “hub” of community activity and retaining the elementary school are extremely important to our residents. Improving that area in particular is critical to our sense of community.

In terms of housing, Temple’s residents desire a diversity of socio-economic backgrounds and ages. “Housing types and costs should vary. Temple should provide reasonable housing opportunities for low and moderate income residents.” With the recent increase in housing costs and decrease in inventory, new development in the lower price ranges is critical to meeting this goal.

This project seeks to find the balance between offering affordable and diverse housing opportunities while taking into consideration our rural assets, conservation, and the importance of community connections for all residents. We seek to re-imagine our village center, and return it to its former glory as THE gathering space for ALL residents in our community, with safety and sustainability in mind.

Town of Temple
2021 Application for the Community Design Charrette Program
Plan NH

Just as the four sectors (Social, economic, environmental, and governance) are interwoven, different sections of your community are also inter-related. Looking at your target area/project, what influence might it have on other parts of town, and how do other parts of town affect this target area?

Further, does this target area have any influence or impact on your bordering towns, or do they have any influence or impact on this target area/project or your town in general?

In this time of COVID and political unrest that leaves many in our community isolated or divided, it is extremely important to offer opportunities to come together. Focusing on our village center, and inviting new residents from diverse backgrounds to join us, will lead to long term sustainability and increased vibrancy in our community life.

Offering housing opportunities to families with children will help with retention of our elementary school, and longer term offer economic opportunities to those young people once they get older and become professionals who wish to remain in our community. We want to retain our residents who want to be here long term, not force them to leave because living here is a financial burden.

Since the state owns the reservoir, and the town of Greenville uses the water, if we wished to tap into the reservoir as a water source for any new development, they would need to be contacted and a contract would likely have to be created and signed off on by all interested parties.

VISION STATEMENT

(2018)

VISION:

- Temple should remain a rural town with a mix of forests, streams, wetlands, open space and farmland. Agriculture, forestry, trails and outdoor recreation should be encouraged to maintain Temple's rural character.
- Temple should have a sense of community that is the core of its rural character. The village should be retained as the center of the town's social, political, and cultural life. The town common, historic buildings, monuments, and cemeteries should be preserved for future generations. The town's public elementary school should be retained as an integral part of the community.
- Temple's residents should have a diversity of socio-economic backgrounds and ages. Housing stock should be primarily owner occupied. Housing types and costs should vary. Temple should provide reasonable housing opportunities for low- and moderate-income residents.
- Home businesses should be allowed and encouraged. Other businesses which have a scale and impact compatible with the town's rural character should be allowed when authorized by special exception. All business, housing and other structures should be developed and integrated into the town's working landscape, be environmentally suitable, and be acceptable to neighboring residents. Sustainable practices, including renewable energy, should be encouraged.
- Temple should provide for fire, police, and emergency response support for its residents and businesses. Temple should provide a sound infrastructure of roads, bridges, and public buildings. Temple should coordinate with electrical and communications utilities to facilitate meeting the needs of its residents and businesses.
- Temple should provide protections for its natural environment including surface waters, aquifers, mountain ridges, view sheds, dark skies, and quiet background noise levels. Permanent preservation of undeveloped or sensitive land or water areas should be encouraged through conservation easements and purchases by private and public entities. Creative land development processes requiring permanent open space and agricultural uses should be encouraged to support the town's desire to retain open space.