

Temple Community Planning Committee (TCPC)  
January 21, 2020, 7 PM, Temple Town Hall Annex  
FINAL Minutes

**Attendees:** Christine Robidoux, Dana Nowell, Jessica Hipp, Ivy Bibler, Bill Torphy, Vivian Wells

C. Robidoux called the meeting to order at 7:00 pm.

**Old Business**

Physical Message Board/Sign in the Town Center

I. Bibler shared photos of Dublin message board for paper postings. Other committee members suggested also looking at the chalkboard. C. Robidoux will inquire about who maintains the chalkboard.

Temple currently has several locations for physically posting notices, including the town store and the town offices. Ladies Aid maintains the sandwich board, which sits on town land.

The committee discussed priorities for a new physical message board. Many expressed a preference for something aesthetically pleasing that can be read while driving through town. This will have room for only 1-2 events at a time. Someone would need to be in charge of updating the board. Is there a value to a physical message board at the intersection of 45 and 101?

Next steps are to get bids for construction. Northroad Wood Signs in town may be able to help.

**Temple Communication Channels**

J. Hipp gave an update about research into current communication channels. Marilyn Ezell provided an update about her preferred process for posting on the Temple Facebook page. Carol Mamczak provided information about official town communications. J. Hipp will inquire with the Fire Auxillary regarding the Town Newsletter. The goal is to create a document for volunteers on committees to easily and efficiently distribute information across all available communication channels. The second goal is to better educate residents about how they can get news about Temple events.

The committee discussed that people generally search for information in two ways: by topic or by date. C. Robidoux will ask C. Mamczak if an event-based email can be generated from the town calendar. She will also recommend to the Select Board that an additional 1 hour per week is added to Carol's time to cross-post events on other channels besides the town website and email list.

**2020 Action Items**

Before/After School Care

V. Wills reported that the committee hasn't yet heard back from the school/SAU about using the building and insurance requirements. The SAU was going to contact lawyers and come back with more clarity about what will be allowed. Previously, after school care was through the school district, so it fell under their existing insurance policies. Greenfield has something run by the Milford Boys and Girls Club. The Rec Committee has some other priorities to complete before they can really take this on.

## **New Business**

### **Project Prioritization**

C. Robidoux provided a sheet with all projects that the TCPC has discussed. Members and other volunteers are asked to note their top three priority projects, and initial by projects that they are willing to help. This will also be circulated by email.

### **Discussion of Planning Board Hearing and Zoning Proposals**

C. Robidoux announced a webinar called, "Retooling your Zoning to Improve Housing Affordability and Supply." which is offered by the NH Municipal Association. The Webinar takes place on Feb 26 at 12 pm. Attendees need to register to attend.

The committee discussed the January 15 forum and discussed whether the committee should provide a statement or forum. The question isn't whether we consider affordable housing, but whether we wait long enough to get data to be more educated about next steps. When it comes to a vote people see this as a recommendation of the Planning Board.

It's up to the town to determine whether we have a fair share of affordable housing. Because we don't have town water or sewer, affordable housing is accessory dwelling units. An inventory of accessory dwelling units would help. A committee member is willing to research how many dwellings are there in town and how many accessory units. A member noted that an inventory is included in the 2018 Master Plan .

C. Robidoux clarified the state's definition of affordable housing. Average household income for Temple is \$79K; average household income in our region is \$73K. Affordable housing is calculated by a maximum of 30% of the median regional HHI, which comes to \$24K annually or about \$2,000 per month (round numbers). Monthly PITI (Principal, Interest, Taxes, Insurance) has to be less than \$2000 per month to be considered affordable. C. Robidoux clarified that this is not subsidized housing or Section 8 housing.

Before the Planning Board's Zoning Proposals are brought to voters, the Planning Board will be able to meet with Carol Ogilvy. Carol is a local land use expert who used to live in Temple. Her area of expertise is around water, septic, and rural communities. C. Robidoux quoted Carol who said that she has not seen a successful workforce housing project in a town that does not have town water and sewer. Carol looks for ways to meet the fair share quota creatively, and she has examples to give. Bruce Kullgren, Jr. is planning to talk with Carol. A lawyer will have to review the zoning proposals before they are put to voters.

The Committee will look into hosting an educational webinar about the definition of affordable housing, state requirements, and other related topics.

### **Upcoming Events**

- Select Board Meeting (January 28, 6:30 pm)
- Monadnock Broadband Group Meeting (February 3, 2pm)
- Temple Planning Board Meeting (February 5, 7pm)
- Temple Broadband Subcommittee (Thursday, February 13, 7pm)
- Community Planning Committee (Monday, February 24, 7pm)

The meeting adjourned at 8:33 pm.

Respectfully submitted by Jessica Hipp.