

Temple Community Planning Committee (TCPC)
May 19, 2020 7 PM
FINAL Minutes

Attendees: Christine Robidoux, Dana Nowell, Keith Charlton, Bill Torphy, Gail Cromwell, Jessica Hipp

A quorum was not present.

Broadband Update

C. Robidoux has reached out to the Bond Bank. The surveys have been collected and are currently being analyzed. Once data analysis is complete, the broadband subcommittee will schedule a meeting to discuss next steps, including relaying the survey results to the community.

Affordable Housing – Planning Board Update

Will COVID increase demand for homes in southern NH and other rural areas? How do we plan for growth and maintain the rural character of the town?

It's not as attractive for a developer to put in a subdivision in Temple. It's not cost effective. We do have a lot of accessory dwelling units, probably more than we think we have. Many ADUs are being occupied by family members to save money, decreasing the availability of rental units. Demand is already here, and there are significantly fewer houses on the market now than at this time last year. Median house price has increased by more than 10% from this time last year. The market demand is driving the prices up. There are more millennial buyers than senior buyers. Foreclosure remains a significant concern, especially in light of COVID.

The Planning Board is looking at the language for ADUs to be sure Temple's wording is consistent with current state requirements. D. Nowell and B. Torphy will work on a recommendation for the planning board.

Land Use Committee was formed at the last town meeting and the new committee has met once. The committee is scheduled to walk two town properties on June 6 at 9am (assuming people are allowed to be on town property at that date). There are other properties that are also on the list for future walk throughs. K. Charlton's father has analyzed the soil on the

common, and is available to do analysis of the soil at other properties. The full report for the soil on the common will go out shortly. The Committee is working to get a topographical map.

Welcome to Temple Committee/Event/Booklet

The welcome booklet for new people in town will be made available as a downloadable PDF.