

Housing Opportunity Planning (HOP) Grant Steering Committee Minutes
Monday, February 19, 2024
7:00 PM – Temple Town Hall Annex

Attendees:

Present:

Chair, Pam Kingston; Vice Chair, Carter Sartell; Russ Huntley, Secretary; Lilliane LeBel, Marie Lennartz; Alan Fox; Dan Cournoyer

Guests:

Christine Robidoux, Temple Planning Board Chair

Absent:

Cathy Joly, Sean Radcliff

Call to Order:

The meeting was called to order by Pam at 7:00 pm

Agenda Items

I. Approval of Draft Minutes:

January 8, 2024 minutes – Motion to approve: Lilliane, 2nd: Carter, Voted All in favor
Dan resigns after Vote

February 5, 2024 minutes – Motion to approve: Marie, 2nd: Lilliane, Voted All in favor

January 22, 2024 minutes – Motion to approve: Carter, 2nd: Pam, Voted All in favor

II. Public Comment

A. Christine comments:

1. She has received a draft of the regulatory review for the Natural Resources project from the consultant, Jeff Littleton, and asks that the committee review it for discussion at our next meeting.
2. Littleton is coming to the Planning Board Meeting on 3/19/24 for discussion and is presenting Natural Resource Inventory project to the Town on 4/17/24 for the ConCom.
3. Would like to give Planning Board the Summary document that we have prepared and requests verification that she has the most current document. She also requests one or two committee members to attend that meeting.

B. Pam confirms she has sent the most recent document but will resend

III. Old Business

Continue one on one interview document review

1. Pam: We should now all have a guidance document for use in one-on-one interviews, amended per last meeting, per email prior to this meeting. Other documents sent with the agenda were for committee member education and use during interviews. Documents attached to 2/19 minutes appendices.
2. Committee discussion and review of final "Conversation starter/Interview guidance" document.

Option 1 – Connected Farmhouse:

- *Naming options might need revision. Discussion on what the images represent.*
- *Cam: Questions grandfathering of multi-family units pre-1972 vs. new construction/renovation. Also wonder if visual characteristics are representative of the description intent (ex: showing an old farmhouse, which seems a popular selection town wide, but then calling it a multifamily dwelling). Could we get input from developers from outside our area to suggest possibilities and what has worked in other areas.*
- *Pam: the purpose is to start conversations, using both the image and the description, and use resident input as guidance for recommending zoning changes to the planning board. A recommendation might be to adopt form-based zoning based on what residents would like to see for structures and dwellings in town.*
- *Discussion regarding the existence and number of multi-family dwellings in town structures historically (pre-1972) and at present, and if current conversion of buildings built before 1972 into multi-family is allowed (grandfathered). There isn't a clear answer to these questions. Guidance on the intent of the ordinances is needed.*
- *Discussion on keeping the interview simple. Use the photos/structure style/architecture with the highest votes as discuss catalyst for what zoning changes might need to be made to allow these structures to be utilized as multi-family affordable housing.*
- *Lilliane to change headings to images per discussion and distribute.*

Option 2 – Row of Cottages:

- *Not currently allowed in zoning*
- *Detailed conversation may not be appropriate. The simple question is "Is this style/type of development something we would like to see or be happy with in Temple"*

- *Question: should we use in-town images? It was suggested that we don't use images from Temple so that no resident feels that their place is desired or undesired.*
- *We may want to record interviews*
- *Let interviewee know that Zoning Changes may be required for this option (as well as other option selections in interview document).*
- *Add page numbers to doc.*

Option 3 - ADU: Smaller House with Connected Barn:

- *Can we remove "smaller house with connected barn" replace with attached ADU.*
- *Image reflects the idea of attached ADU. Discussion on this option should be about attached ADU's.*

Part 2 of Option 3 – Detached dwelling unit:

- *Make Detached ADU Option 4. Renumber following options*
- *Requires 2x acreage of zoning*

Option 5 - Planned Development:

- *This option is a planned development, not use of an existing set of structures.*
- *Remove "village node"*
- *Remove "limited parking"*

Option 6 – ADU: Large house with porch:

- *Remove ADU, change to single family dwelling with individually rented rooms*

Option 7– Duplex:

- *Clear description*
- *May or may not be owner occupied*

Option 7– Other options:

Other discussions:

- *Intentional living communities*
- *Agriculturally based communities*
- *Communities for all income levels. Support for this type has been brought to Planning board chair*
- *Air B&B's may not be appropriate, as they take dwelling unit availability out of circulation for all income levels.*
- *What is "Affordable housing" when interviewing? There is a fact sheet to utilize. Both dollars and occupation types should be used as to who can afford housing.*

IV. New Business

- A. Lilliane will update the interview document based on tonight's discussion, and a question for ranking the options will be added to document.
- B. Christine: Add to interview that no big changes are happening this year, this is just to obtain data/resident input for future discussion on any possible changes. The planning board may not be ready to present any changes by March 2025, as the process is lengthy and requires input from multiple individuals. Probably only one change at a time will be implemented.
- C. Once Lilliane makes these changes and we receive them on March 4, then we are good to start interviews.

V. Other Business

Next meeting will be March 4, 2024 at 7:00 pm in the Town Hall Annex

VI. Adjournment

Motion to adjourn

Motion: Carter

Second: Pam

Approved by vote with all in favor

Meeting adjourned at 8:15 pm