

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
September 6, 2017
MINUTES OF PUBLIC MEETING

Board members present: Allan Pickman, Tedd Petro, Ted Sartell, Bruce Kullgren, Jr., Camilla Lockwood, and Bill Ezell

Call to order by Pickman at 7:04 p.m.

Approval of minutes: The minutes of 8/16/17 were reviewed. Motion by Lockwood to approve as written, second by Kullgren, and so voted.

Master Plan update: Pickman said the latest version of the draft Vision Statement accompanied by a request for comments had been published in the town newsletter, on the town website, and in the local newspaper. He also plans to place it on a local area Facebook page. So far he has received no input. Ezell said he has received some feedback. Attendees Gail Cromwell and Connie Kieley both indicated they wished to provide comment. Pickman said he would like to have the board members speak first before seeking input from audience members.

Lockwood told the board she has been researching Master Plans, and recommended one developed by Durham, NH. Lockwood stated the Vision Statement is a necessary and important part of the Master Plan process, and while the board has been working to develop one on its own there is now a need to “kick it out to the community” and seek input from residents. She referred to text within RSA 674:2 II (a) that made reference to what is needed in a Vision Statement, including “guiding principles and priorities to implement that vision”. Lockwood said she has spoken to former PB Chair, Rose Lowry, who is willing to come in and work with the PB. Lockwood also offered to contact Carol Ogilvie to see what expertise she might be able to provide. Other suggestions from Lockwood included doing a town-wide mailing to invite everybody, providing information at the town Harvest Festival later in September, and holding a serious forum where everyone can participate. She concluded the PB cannot go through this development process alone, and should seek professional help to “do it right”.

Sartell commented the board’s work is a starting point and composed of what the board thinks Temple wants, and is now out there with some response. He also agrees with holding a town forum.

Ezell offered that the board needs to get attention for the project.

Petro agreed with doing a town-wide mailing, and also having Rose Lowry or Carol Ogilvie as facilitators. Ezell and Kullgren also agreed with this.

Kullgren summarized the board had started the process and needs to gain traction, and urged the board to set a forum date to listen to the people. This was followed by discussion on how to gain attention and attract citizen participation.

Motion by Lockwood that the Planning Board move forward with a thorough invitation to the town to participate in a thorough forum, seeking public input and obtaining professional help to facilitate it, to include a town-wide mailing plus promoting awareness at the Harvest Festival. Seconded by Kullgren, and voted all in favor. Lockwood will contact both Lowry and Ogilvie.

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Pickman asked Connie Kieley for her comments, which she provided in writing and also spoke about. Kieley referenced past methods the town had utilized to update the Master Plan. She was concerned the board did not seem to see value in again seeking public input from residents for creation of the Vision Statement, and she urged them to set up committees, conduct a local survey, and hold a town forum. Board members offered that their working draft of the Vision Statement is a starting point, and they have always been in support of holding a town forum.

Pickman then asked Gail Cromwell for her comments, which she provided in writing and then addressed in reference to the bullet points in the current version of the Vision Statement. The board engaged in discussion about proffered points of view, sometimes rebutting conclusions and suggestions, and sometimes agreeing with others. Topics of discussion included: need for current demographics; impact of various types, controls and costs of housing; defining the term "agriculture"; determining agricultural vs. commercial business; suggested change to Zoning to require Site Plan Review for agriculture. Cromwell also offered two identifiable issues facing the town: 1) need for additional parking in the center of town that could be ameliorated by relocating the Highway Dept. facility to other town-owned land, and 2) getting more community members interested and involved with town government and committees. Other topics popped up, including the need to address town infrastructure, possible use of solar panels for municipal buildings, how to expand the local tax base since commercial development is discouraged. Kullgren mentioned the Vision Statement created for the town of Greenfield with aid from Southwest Region Planning Commission (SWRPC) as being a good model for Temple to emulate.

Further suggestions for conducting a town-wide survey were contemplated, including use of the town website. The timing of Vision Statement development and events was deliberated, and it was determined Rose Lowry would be asked to develop a mailer, then a survey would be conducted, and then the public forum held. It is hoped the forum might be held in November.

Other business: Pickman told the board he and the PB clerk had performed research on Sheila Kullgren's 3-lot subdivision, and found the following: 1) the subdivision status is valid, as no zoning changes that would affect it had been done in the interim since approval; 2) several State permits have expired and would need to be resubmitted for approval; 3) a revised driveway layout had been laid out, but was never approved by the PB or recorded, so the owner may need to come back before the board to address this. There is also a question of whether the specs called for the road to be paved, and further research needs to be done.

Pickman also said he had been speaking with a party interested in buying the former "Kindred Spirits" store property located on Route 101. The prospective buyer has been asking questions concerning use of the parcel for a commercial venture, possibly a restaurant. One issue involves the abutting Sara Drive housing development, as at least two of the housing units there are within the necessary 500' setback for a commercial enterprise. There may also be another issue with parking. Proceeding with a new commercial business would require 1) going before the Zoning Board of Adjustment (ZBA) to obtain a special exception for a commercial use, and then 2) coming before the PB to undergo Site Plan Review. A question was asked if the previous special exception for a commercial use would run with the property, and Pickman advised the previous one would no longer be valid as it was for a different use. Also, if a use was discontinued for 2 years, it is no longer valid.

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Move to adjourn by Petro, second by Sartell, and so voted at 8:22 p.m.
Minutes submitted by Betsy Perry

~ The next regular meeting will be held September, 2017 at 7:00 p.m. ~