

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
November 15, 2017
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:01 p.m.

Approval of minutes: The minutes of 11/01/17 were reviewed. Motion by Petro to approve as amended, second by Bruce Kullgren, and so voted.

Master Plan update: Board members reviewed the latest draft version of the survey form along with notes and a suggested timeline from Rose Lowry. After discussion, further refinements in language were made to sections 13, 14, 15, and 17 of the form. Sartell made a motion to approve this version, seconded by Pickman, and so voted. There was discussion about the best way to mail the survey form and accompanying letter to all residents. Options mentioned included utilizing a bulk permit or the town office postage meter. Using Every Door Direct Mail (EDDM) is not possible due to size limitations. The board would like the surveys to go to all PO boxes at the Post Office plus all rural delivery mailboxes. Suggestions were made on how to gather this information, and it was noted that DMV records, voter checklist, and property tax information cannot be accessed for this purpose. Recommendations from both Rose and the Post Office will be sought. It was decided the surveys should be mailed out on Monday, November 27th. An online survey will also be created.

Agriculture zoning amendments: Sartell said he had provided copies of the most recent version of his proposed amendments to Connolly Farm for their review and comment, and he had nothing further to present at this meeting. A question was raised about the size of structures qualifying as a minor project under Change #3 – “Section 2: Permitting and Review Requirements”. Sartell stated his concept was to have agriculture undergo Site Plan Review (SPR) but to also include changes to the overall SPR process by identifying exempt, minor, or major projects based on the size of a structure and its impacts. He also said he has concerns about SPR not being universally applied throughout the Zoning Ordinance, and realized throwing agriculture into the mix could create other problems. Petro asked if it would be the discretion of the Board of Selectmen (BOS) to determine if a building should be considered a commercial use. Pickman responded it would depend upon the use, and several examples and scenarios were debated. The start of this process would be when the BOS receives and reviews a Building Permit Application and then it would pass to the PB, and if needed to the Zoning Board of Adjustment (ZBA). Pickman stated the PB cannot prohibit anything, only apply the rules or send issues to the ZBA for a determination.

Differences between agriculture and commercial agriculture were brought up. Sartell said his current draft proposal references current state law (RSA 21:34-a) and helps determine distinctions between agriculture and other uses that would qualify as commercial. He then referenced his proposal to remove the language “excepting agricultural use” in Change #2 – “Article VIII: Administration, Section 2: Building Permit Required”, and said there may not be enough support to allow it to pass. He said Change #3 was offered as an alternative to Change #2 and would replace the current “Article VIII, Section 2” with a new “Article VII, Section 2: Permitting and Review Requirements”.

Board members also briefly addressed the subject of agritourism and what the town might be subject to now due to recent changes in state law. After some discussion it was decided that Pickman will contact town

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counsel for a legal opinion. Kullgren brought up the need to hold a public forum to discuss these issues with residents and gather community input, noting agriculture is a sensitive issue and proposed changes had failed before. Sartell stated making these proposed changes would not solve every problem, but felt something needs to be done. He was not ready to make a motion at this meeting, pending further discussion and clarifications.

Historic District: Pickman said he had done a bit of research into the town's Historic District Ordinance and its related functions and the make-up of the related committee (Historic District Commission). There is a question of whether the Commission is actually in existence, as appointments are quite restrictive and there has been no activity for a long time so any appointments may have expired. He asked if the PB should consider rescinding the Historic District and its Commission. Lockwood stated according to state law only the voters could do that, but it was explained this is not an actual Zoning district but more of an overlay affecting scattered specific parcels of land around the Village area. No decision was made at this meeting.

Move to adjourn by Kullgren, seconded by Ezell, and so voted at 8:36 p.m.
Minutes submitted by Betsy Perry

~ The next regular meeting will be held December 6th, 2017 at 7:00 p.m. ~