

Temple Planning Board
Approved Minutes, Tuesday January 18, 2022
7:00 pm, Temple Town Hall

Present: Nicole Concordia, Chair; Bruce Kullgren, Vice Chair; Keith Charlton, Secretary; Alan Fox; Brian Kullgren; Christine Robidoux; George Willard (Select Board, ex-officio); Olivia Holmes, Clerk (by Zoom)

The meeting was called to order at 7:06pm.

Approval of Draft Minutes of 1/4/21 Meeting

After Keith noted edits recommended by Board members, George moved approval of the draft minutes as amended. The motion was seconded by Brian and unanimously approved by roll call vote.

Invitation for Comments from the Audience: No comments were offered at this time.

Public Hearings: Notice requirements were reviewed by Nicole, who explained that all requirements had been met.

- 1. Dark Skies Ordinance:** The hearing was opened at 7:11pm. Keith provided a brief review of the updates being recommended by the Board. Keith also addressed the questions posed by George Russell by email. No comments from the audience were offered; and the hearing was closed at 7:18pm.

Board discussion: Change is recommended to remove NH office of strategic initiatives, since the office is ceasing to exist. (line under authority)

In Section 30, I, Nicole moved the removal of the rest of the sentence following the words, “innovative land use control,” since the NH Office of Strategic Initiatives no longer exists. The motion was seconded by Bruce, and unanimous approval by roll call vote.

Christine proposed Dark Skies ordinance changes be placed on the ballot. The motion was seconded by Keith, and unanimously approved by roll call vote.

- 2. NFIP Flood Plain Ordinance.** The hearing was opened at 7:25. Christine introduced the ordinance and the reasons for it. She explained FEMA’s involvement, in general, pointing out that Temple does not yet have a FEMA floodplain map. She explained the Board could recommend the ordinance now so residents can participate in the FEMA insurance program, pointing out that residents can already purchase floodplain insurance privately at higher cost than NFIP. The Planning Board already reviews wetlands restrictions in the site plan review process. Christine explained

that she had reviewed the standards of other towns in the application process. She reviewed several grant programs that exist.

Audience comments: There were no comments from the audience. The public hearing was closed at 7:34pm.

Board discussion: Bruce thanked Christine for the many hours she has put into researching this program, and he thanked the rest of the board as well. Bruce reviewed the history of the Board's discussions over last several years on the National Flood Insurance program, and pointed out the lack FEMA maps, the Board voted twice to table this issue until FEMA maps were available.

He explained that last fall the question was brought to the table again. At that time some members questioned the urgency; there had been no community input or forums! Bruce felt that both the Planning Board and the Select Board are unclear on questions of administration, the permit process and enforcement, and that not having FEMA maps is problematic.

Bruce stated that the Select Board's office has had no inquiries regarding the program. He pointed out that Temple is 1,000 feet above sea level and the tributaries start here. He wondered whether that could be the reason why we still don't have FEMA maps. Bruce stated that areas in the flood zone in Temple could be less than 5% of the town; he asked whether ordinary people wanting a new home should be subjected to possible unnecessary costs and hoops to jump through. Bruce felt that more work needs to be done, and that there need be no rush. He felt the Board needs a clear, understandable, educated direction to follow. He said that in the end it would be nice to offer this program to the few who might use it.

Bruce moved to table the NFIP floodplain regulations for this year, 2022, George seconded the motion. Those voting in favor of the motion included Nicole, George, Bruce, and Brian. Those voting against the motion included Christine, Keith, and Alan. The motion passed.

Meghan Somero – 5A Hill Road #24 potential minor subdivision

Nicole reported that no action is required at this time.

Mark Paluilis – 846 NH Route 45 potential auto repair business

He's located near the school; he's trying to understand what it would take to open his business at his home and explained some of his vision. He has already spoken with the Select Board. He anticipates being his only employee at this time. Christine asked whether he would put up a sign; he said he would like to have a small one. Mark believes he qualifies as a home business 1.

Nicole reviewed the requirements for this: no employees, interior only, no more than half the floor space or less than 2000 square feet. He said he would use one bay, which would be less than 2000. It shall be secondary to the use of the premises. Bruce asked what the Planning Board's role is in this.

Nicole asked the two Select Board members present, George and Ken for their input. George would like Mark to return to the Select board. An application form is not necessary for home business 1, 2, or 3. The Select Board is tasked with enforcing the ordinance. Ken confirmed the Select Board should review the ordinance with Mark.

Old Business

1. Affordable Housing Committee (Christine/Keith/Alan)
There will be a meeting this week.
2. Community Advisory Committee Updates (Christine/Keith)
 - a. Affordable Housing
 - b. StreamingAgain, there will be a meeting this week.
3. Driveway Regulations (Brian)

Given that Brian thinks some considerable time could be spent on this on Feb 1; Bruce moved that the Board should hold a hearing on Tuesday, February 15. Brian seconded the motion, and the motion carried by roll call vote, with Christine voting no. Brian will be ready with a presentation and information on the 1st.

Discussion was tabled for technical reasons. The temporary and permanent regulations will be reviewed at the next meeting.

4. Rules of Procedure (Christine)

Nothing to discuss tonight; the board should take a closer look at the application process for site plan and subdivision.

5. Site Plan Review Procedures & Application Revisions (Keith)

Keith is waiting for feedback from the Board. Nicole has found something significant to address somewhere.

6. Subdivision Regulations incl Rainfall Event & Third-Party Inspections (Keith)

Again, Keith is waiting for feedback from the Board

7. Tax Maps Update (Keith)

Christine noticed some technology issues on the website that need to be addressed.

New Business

1. Code Enforcement Provisions in Zoning Ordinance

Back in 2019 the vote should have been on the ballot, and not voted at town meeting, so Atty. Drescher suggested the Planning Board needs to take this on in the year to come so the whole town can vote on it. Under the RSA, ordinance changes have to be on the ballot, and not voted at town meeting.

Connie Kieley requested a copy of Bruce's statement

Bruce moved adjournment. George seconded the motion, which was unanimously approved by roll call vote.

The meeting was adjourned at 8:08pm.

Next meeting: Tuesday, February 1, 2022, 7 pm, Temple Town Hall

Respectfully submitted by Rev. Olivia Holmes, Clerk

Attachments: NFIP Public Hearing Introduction by Christine Robidoux
Dark Sky Ordinance Updates presented at the meeting
Floodplain Management Ordinance Updates presented at the meeting