

TOWN OF TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD  
April 04, 2018  
MINUTES OF PUBLIC MEETING

Board members present: Bruce Kullgren, Jr., Brian Kullgren, Bill Ezell, Randy Martin, Ted Sartell, Tedd Petro, and Allan Pickman

Call to order by Bruce Kullgren at 7:00 p.m.

Approval of minutes: The minutes of 03/21/18 were reviewed. Motion made by Brian Kullgren to approve as written, second by Petro, and so voted.

Old Brick School: Bill Ezell passed out copies of a new version of the town's Building Permit Application and explained recent minor changes made to the document by the Selectboard. These include two new signature lines to help verify that all applicable processes and permits have been completed. Pickman recently met with the Selectboard regarding the Old Brick School renovation. The property owners were requesting a Certificate of Occupancy immediately, but there is external work (driveway, parking, lighting and landscaping) that has not yet been accomplished per conditions of their Site Plan Review approval. It was agreed the property owners will post a bond until completion of this work.

Master Plan update: Lisa Murphy from Southwest Region Planning Commission (SWRPC) was present to review the latest version of the three chapters undergoing revision. Board members had previously reviewed the drafts and were prepared with questions and concerns. There was extended discussion about the "Economic Development" chapter. Murphy acknowledged that many towns disagree with data presented in this chapter. Each page was reviewed in sequence, and further changes and refinements will be made. The Introduction will be updated; the Temple Business Directory will be used as a reference to help refine business listings and number of employees; finding the figures in the chart showing Average Weekly Wages suspect but leaving it in; disagreement with the figures provided in the Commuting tables, resulting in creation of a new narrative paragraph plus relocation of the tables into the "Transportation" chapter; correction of the Conval towns listed under Subregional Property Valuation Statistics; extended discussion of format and content of the Goals and Objectives area, with reference made to similar aspects involved with the ongoing process to create a Vision Statement, as well as relation to similar existing narratives in the current version of the Master Plan. Murphy said the structure of Goals and Objectives could be set up as a paragraph at the end of each chapter, or as an entire chapter unto itself, and offered to forward a sample to the board.

The next chapter reviewed was "Population and Housing". The following was discussed: a math problem was noted in the Age Distribution chart that resulted in incorrect negative figures; questions were raised about the data shown in the Building Permits chart; the Age of Housing Stock chart will be removed; the data showing owners vs. renters that was gleaned from the Vision Statement survey information is close to what is represented in the Housing Tenure chart; titles in the Housing Types chart were discussed and the term 'Multi-family' was noted to include Accessory Dwelling Units (ADU's) as defined within the town's Zoning Ordinance; extended conversation about the Affordability calculator and the values represented in the three related charts, including discussion of 'affordable' income; Murphy noted under the Temple Housing Need projection data there is one error to be fixed, and in response to a question asked about utilizing a more complex model for wider area modeling Murphy stated there is no money for these types of studies; a comment was made that the projected need of 126 additional units by the year 2040 would average out to 6 about units per year.

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The third chapter discussed was "Transportation". Murphy explained this chapter was paid for by NH-DOT, and should be utilized as a model or framework. The following was discussed: under Class VI: Unmaintained Highways it was noted only portions of Wilson Road are class VI; a question was raised about a paragraph missing from this chapter that is present in the existing Master Plan; the data from current state traffic counts (2016) should be included if possible in the chart Temple Average Daily Traffic Counts; comments on the effect of the data graph vs. the visual graph under Commuting To Work, plus questions about the qualifying data as well as how to correlate the information available in the Temple Business Directory as well as the Vision Statement; conversation about the State's 10-year plan for highway projects and how the list moves around; discussion of the information presented in the Multimodal narrative being kept in case the town might seek future grants, plus adding a paragraph to address Equestrian traffic.

Bruce Kullgren asked about the colored maps in the existing Master Plan, and Murphy responded that Henry Underwood would be providing them for the update. Murphy will provide newly revised chapters to the board for their scrutiny, and font size and type will be matched when ready as a final draft.

Other: - A question was asked about the Energy Chapter (approved 2010) being included in the Master Plan. This chapter is currently present in the electronic version, and will be included in the newly printed text version as well once this year's update is complete.

- The Vision Statement survey results have just been received in electronic spreadsheet format and will be forwarded to board members. It is hoped Steve Concordia can attend the next PB meeting to explain the data graphs he created. It would be helpful to display them via projector for the group.
- Chairman Pickman will be absent from the next two PB meetings, and Vice Chair Bruce Kullgren will conduct those meetings. Kullgren would like to obtain the Vision Statement survey materials and have them be available for review at the next meeting, as well as hold a discussion of the latest revision of the Vision Statement just provided by Ted Sartell.

Move to adjourn by Bruce Kullgren, second by Petro, and so voted at 9:11 p.m.  
Minutes submitted by Betsy Perry

*~ The next regular meeting will be held on April 18<sup>th</sup>, 2018 at 7:00 p.m. ~*