

**Temple Planning Board
Minutes
Tuesday, April 4, 2023
7:00pm, Temple Town Hall
*Zoom Recording available***

Present: Christine Robidoux, Chair; Bruce Kullgren, Jr, Vice Chair; Murray Collette, Secretary; Keith Charlton; Carter Sartell; George Willard, ex officio, Select Board; Russ Huntley, Alternate

Absent: Brian Kullgren

The meeting was called to order at 7:00pm.

Christine welcomed the newest member to the Planning Board (PB), Carter Sartell, and thanked Alan Fox for serving his term on the board. Christine appointed Alternate Russ Huntley as a full member of the board for this meeting and he joined the board at the table.

Approval of Draft Minutes of March 21, 2023 Meeting

Minutes were discussed and Murray motioned to approve the minutes as amended. Bruce seconded. Approved by a roll call vote with all in favor except Carter and Russ who abstained.

New Business:

1. Election of Officers for 2023-2024: Bruce nominated Christine to act as Chair. Keith seconded. Christine accepted and was approved by a roll call vote with all in favor. Keith nominated Bruce to act as Vice Chair. George seconded. Bruce accepted and was approved by a roll call vote with all in favor except Bruce who abstained. Christine explained that they traditionally ask the new member to be Secretary because it is a great way to learn about the board. Christine nominated Carter to act as Secretary. Keith seconded. Carter accepted and was approved by a roll call vote with all in favor except Carter who abstained.

Old Business:

1. InvestNH HOP Grant – Update
 - a. Steering Committee met and received more feedback about the survey. Christine explained that prior feedback had already been incorporated into a revised survey which included new context and definitions, a new comment field, and a new option on question 3. There is concern about the validity of results prior to these changes.

- b. Needs Analysis and Planning and Regulatory Audit will be discussed at the next PB meeting.

Other Business:

1. Upcoming Webinars/Conferences

- a. Registration is open for NH OPD Spring 2023 Planning & Zoning Conference on April 29, 2023.
- b. Murray requested to attend NHMA's 2023 Hard Road to Travel Workshop which has a \$65 attendance fee. Christine noted that the PB budget includes \$500 for training. Keith motioned to approve taking money from the PB budget to pay for Murray's registration fee. Bruce seconded. Approved by a roll call vote with all in favor except Murray who abstained. George is also planning to attend this workshop, and Christine motioned to approve the payment of George's registration fee from the PB budget. Bruce seconded. Approved by a roll call vote with all in favor.

2. Public Forum: "Zoning 101" An Introduction to Temple's Zoning Ordinance

- a. Christine shared the background for this forum (please see attachment).
- b. Bruce highlighted the 3 zoning districts in town (mountain, rural residential/agricultural, village/historic preservation) and explained the basic requirements for new homes being built in each district. Using town maps, he showed examples of subdivisions with 3-acre lots and a variety of Planned Residential Developments (PRDs) which are subdivisions that incorporate conserved land. Next Bruce explained the requirements for Accessory Dwelling Units (ADUs) and detached ADUs, which can be thought of as in-law apartments, and provided examples for visualizing sizes.
- c. Christine explained the state's Workforce Housing law (RSA 674 58-61) which towns are required to adopt in their regulations. The goal is to provide affordable housing for middle-income earners, and Christine shared the current income and housing-related numbers for Cheshire and Hillsborough counties. This housing does need to be in a PRD and requires an expanded site plan review to meet additional requirements. In some situations where towns have denied developer's applications for Workforce Housing, the state's Housing Appeals Board has overturned them. Christine clarified that it is not the town's responsibility to build workforce housing. Rather, it is the town's responsibility to ensure that our regulations are not prohibiting workforce housing from being

built. Temple's lack of municipal water and sewer makes it difficult for workforce housing development to be economically viable.

d. Public input and further discussion about ADUs:

- Many residents want their kids or parents to be able to live nearby. Some residents had already approached the PB wanting to build an ADU but were unable to, and this revealed that Temple's ADU regulations needed to be updated. The PB explored making these updates, and in doing so determined that these regulations needed a thorough review and revision first.
- ADUs have been effective for increasing housing, especially if the process is easy; effectiveness is also dependent on the town's ADU requirements, and in some areas detached ADUs were more effective than ADUs.
- Further questions included lowering the acreage requirement, requiring owner occupancy, simplifying the size requirement, and adjusting requirements per district.

e. Bruce explained that while some of Temple's zoning regulations were required by the state, the rest were adopted because the residents voted for them. This highlights the importance of community participation at these forums and other PB events: the Planning Board needs to hear what the majority of residents want so they know which changes to present to voters.

f. Additional public input and discussion:

- Options for funding regulations updates, which usually includes Southwest Regional Planning Commission who offers some services for free with membership (PB is a member), as well as state grants like the current IHOP grant.
- A warm thank-you to Temple's Planning Board members who volunteer their time and effort on these issues.
- If residents have ideas for topics for future forums, please email: templeplanning@templenh.org

Keith motioned to adjourn the meeting and George seconded. Approved by a roll call vote with all in favor. Adjourned at 8:39 pm.

Next Planning Board Meeting: Tuesday, April 18th at 7:00pm, Temple Town Hall

Upcoming Public Forums:

May 2nd at 7:15 PM in the Temple Town Hall Temple's Master Plan

June 6th at 7:15 PM in the Temple Town Hall Topic: TBD

Minutes respectfully submitted by Cathy Joly.

Attachments:

1. Minutes from IHOP Steering Committee Meeting, April 4, 2023
2. Updated IHOP Grant survey
3. NH OPD Spring 2023 Planning & Zoning Conference, April 29, 2023
4. NHMA 2023 Hard Road to Travel Workshop, May 17, 2023
5. Introduction to Zoning 101 forum