

**Temple Planning Board
Minutes
Tuesday, December 19, 2023
7:00pm, Temple Town Hall Annex**

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

Absent: Brian Kullgren, Russ Huntley, Christine Robidoux

Guests: Allan Pickman, Robin Downes, Sean Radcliff

Board Vice Chair Bruce Kullgren called the meeting to order at 7:00pm. Bruce chaired the meeting.

**Approval of Draft Minutes
December 5, 2023 Meeting**

The minutes were discussed (see the January 16, 2024 meeting minutes for further correction & clarification.) George motioned to approve the minutes as amended. Keith seconded. Approved by a roll call vote with all in favor except Murray who abstained.

Public Comment: None.

Old Business:

1. Application for Minor Subdivision (Pickman, Colburn Rd, Map 2B Lot 37)

- a. Abutter wetland concern: An abutter questioned the accuracy of the wetlands mapping on their property (attached), noting that there was surface water visible beyond the wetlands markers. Russ Huntley visited the site the following day and provided a professional assessment (attached); essentially he agreed with the current mapping. Sean Radcliff from the Conservation Commission (CC) also visited the property, however CC members are not wetlands experts and as such recommend relying on professional survey results. Bruce agreed that the Planning Board typically does not question surveys. Bruce will follow up with Christine about responding to the abutter.
- b. Documents received: Allan Pickman provided 1 mylar and 4 paper copies of the final plan. We also have NH DES's approval of the subdivision. George motioned to approve the Pickman Minor Subdivision. Murray seconded. Approved by a roll call vote with all in favor. Carter will take the plans to Christine for her signature, and Keith will then get Pete Caswell's signature and bring them to the Registry of Deeds. Allan requested the map number when it is recorded.

2. **InvestNH Housing Opportunity Planning (HOP) Grant Update:** Carter shared that the third forum was held last week and was well attended. Ivy summarized the housing preferences which were gathered at earlier community engagements, and then she provided recommendations for housing opportunities for Temple. In January the Steering Committee will host focus groups and one-on-one interviews, and then begin to formulate recommendations for the Planning Board based on all the information gathered; the grant for this work continues through July 2024.
3. **2024 Zoning Amendments Discussion:** The non-public legal discussion was rescheduled for January 2nd, 2024 at 6:00 pm.
 - a. **Resident concern re: Manufactured Housing & Tiny Homes:** (Attached) This was tabled until the next meeting.
4. **Subdivision Regulations — Legal Review Discussion:** This was tabled until the next meeting.
5. **GIS Mapping Conversion:** Keith continued to search for a second company to provide a quote. Avitar has not responded to his request for a quote and a presentation of their proposal; Keith surmises that they might be slow to respond because they have to coordinate with a third party who would do the conversion work. Moosewood Ecological has been paid for their work on the Master Plan overlay maps.
6. **Tax Map Updates:** Keith received the updated PDFs which need to be reviewed. Keith suggested that the originators of the subdivisions review the changes because they are more likely to catch errors. In the past, updates were not reviewed and mistakes were discovered years later. Keith shared an example from 2019 on Map 52 where there are two lots with the same number; he verified that the Registry of Deeds information is correct and has asked CAI if they missed this update, and will ask them to correct it for a fee as needed. Going forward, as changes are registered, Carole Singelais will download the registry's files so we can provide them to CAI if needed.
7. **Natural Resources Inventory (NRI) Update:** Sean Radcliff shared that the Conservation Commission (CC) will meet with Jeff Littleton from Moosewood Ecological at the CC's January 17th meeting. They will review the final NRI document and then schedule a public hearing to present the document.
8. **Driveway Regulations:** No update.

9. **Site Plan Regulations Audit Results:** This is tabled until the Subdivision Regulations are finished.

10. **NFIP-FEMA Flood Maps:** No update.

New Business

Other Business

1. **Annual Report:** Christine wrote a draft and Carter will review it.

2. **Filing Project:** Cathy continued work on the filing. She created a spreadsheet so it can be searched and sorted as needed; Keith suggested that Carole Singelais will keep the final copy.

3. Webinars & Trainings

- NH Office of Planning and Development (OPD) Planning Lunches At Noon (PLAN) Monthly Webinar Series: “A Review of 2023 Planning & Zoning Legislation and Preview of 2024” December 21, 2023, from 12 to 1:00 P.M.
<https://www.nheconomy.com/office-of-planning-and-development/what-we-do/municipal-and-regional-planning-assistance/osi-planning-and-zoning-training/monthly-webinar-series>

Keith motioned to adjourn the meeting and George seconded. Approved by a roll call vote with all in favor. Adjourned at 7:28 pm.

Next Planning Board Meeting: Tuesday, January 2nd, 2024 at 7:00pm, Temple Town Hall

Minutes respectfully submitted by Cathy Joly.

Attachments:

1. Manufactured Housing
 - Resident Feedback
 - Definitions
2. Pickman Subdivision
 - Abutter’s Letter of Concern
 - Wetlands Review by Russ Huntley