

Temple Planning Board Minutes
Tuesday December 21, 2021 7:00pm
Temple Town Hall

Present: Bruce Kullgren, Vice Chair; Keith Charlton, Secretary (and temporary meeting notes scribe); Alan Fox; Christine Robidoux; Bill Ezell, Select Board ex officio;

Absent: Nicole Concordia, Chair; Brian Kullgren; Olivia Holmes, Clerk; George Willard, Select Board ex officio

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

Approval of Draft Minutes of 12/07/21 Meeting

Discussion of corrections to the 12/07/21 TPB meeting minutes. Christine Robidoux motioned to accept 12/07/21 minutes with amendments, Keith seconded, board vote unanimous except for Bill Ezell who needed to abstain due to absence at the meeting.

Invitation for Comments from the Audience

No comments.

Old Business

1. Ben's Maple Products Site Plan Review Update (Bruce)
 - a. Bruce notified the board on behalf of Nicole that the latest version of corrected drawings to include the surveyor's stamp have been signed and submitted to the Hillsborough County Registry of Deeds.
2. Budget 2022 (Christine Robidoux):
 - a. Christine reviewed the budget discussed by Budget Advisory Committee on December 8th. With the Tax map updates that were required the budget is currently over by \$461.00 for a total of \$5289.00. There is a proposed increase in budget for 2022 for a one-time 10 hour project that may be needed to resolve some document filing issues that have occurred mainly due to understaffing over the last 12-18 months. See attached draft budget.
 - b. File Storage Project Alternate Funding was discussed, and Keith asked to also bring this up later in the meeting during the Tax-Map Update discussion.
3. Community Advisory Committee (Christine)
 - a. Affordable Housing: No new news, but reminded people to view the ADU recorded event mentioned during last meeting as the subject will come up for discussion in later meetings.
 - b. Streaming: (Christine / Keith) Christine stated an RFP approved by the Select Board has been submitted to three vendors. Keith stated that he and Dana Nowell from the CAC visited with Robert Wills last Friday for a demonstration of the Church streaming equipment and software. It was quite impressive, relatively easy to use and setup. We would need dedicated people at each committee meeting to activate the system at the appropriate time, which will be needed for any system we invest in. Bill Ezell mentioned that it is being considered for Dan Cournoyer to be compensated to help with this future position in mind as he is the main person

currently managing the equipment with a committee member as a backup. Keith proposed that we consider an in-house response to the RFP as a comparison for consideration.

4. Rules of Procedure: (Christine) Approval will require a hearing, possibly in February/March, and could also include review of the proposed Driveway Ordinance changes.
5. Site Plan Review Procedures and other similar procedures are being pushed out to early next year to allow focus on Warrant Article's for Dark Sky Ordinance proposed updates and Flood Plain State Insurance proposal. This is to be discussed further during item 8.
6. Subdivision regulations are similar to item 4, this will be pushed out to early next year to concentrate on Warrant Articles. Keith pointed how that this does not absolve members from reading through the proposed changes that have been distributed over the last several meetings to send suggested modifications or suggestions to the author drafting the document.
7. Tax Map Updates: (Keith) The process is complete for 2021 and Carole has submitted payment to CAI Technologies to close out the line-item for 2021. While reviewing the process, it raises a few questions.
 - 7.1 Did we receive hard copy as Keith only saw electronic (PDF) delivery of Tax Maps?
 - 7.2 In the past it appears there are many "large format" paper Tax Maps that are filed in the Town Offices. Were they supplied by the Tax Map Update Company or were they printed from the delivered PDF files?
 - 7.3 Why are we bothering to keep paper copies going forward, when all they do is take up space and are really referred to when you can download and print them from the PDF file? That is, along as there is a backup copy in case of accidental deletions or other issues that destroys the master version.
 - 7.4 Keith will follow up with Carole to see what she knows on the subject.
8. 2022 Ballot Warrant Articles:

Details were discussed and voted on to ensure the hearings can happen at the appropriate times to allow residents to review the proposed documents prior to the Town Hall meeting in 2022. The wording of the documents and the warrant articles were reviewed and minor changes were made during the meeting based on Town Counsel review.

Floodplain Ordinance

Bruce read a statement from Nicole. Nicole contacted NHMA Legal (Stephen Buckley) after the last meeting questioning the validity of the vote at the prior meeting. Although Buckley felt that the order of the process was not usual, it was legal.

Bruce contacted Jennifer Gilbert from the state who is the NH Floodplain Administrator with further questions after the last Planning Board meeting. He learned that 25% of NH NFIP policy holders are not in a FEMA mapped Flood Hazard Area, and felt this was important to note. Ms. Gilbert also commented that outside of the Floodplain Map areas there are many other reasons for participating in the Floodplain Program beyond the map issue.

Bruce suggested that the Temple NFIP Floodplain ordinance only apply to FEMA mapped areas. There are currently none in Temple, however revised maps identifying areas in the future are expected. Bruce stated that he felt Nicole and Brian would support it if we added “FEMA mapped” to the ordinance. Christine recommended Nicole or Bruce contact Jennifer Gilbert confirm this would still meet the requirements to participate. Bruce said he and Nicole would talk and one of them would contact Ms. Gilbert.

All noted that it can be added to the ordinance and shared with residents now, and can be amended at the hearing if necessary. Christine will make the changes and post the notices and other required documents.

Dark Skies Ordinance

A couple of minor changes were made to the proposed Lighting/Dark Skies document based on Town Counsel review.

Both documents and the ballot language were each voted on:

- Dark Sky Ordinance Document approval, motioned by Christine, seconded by Keith, unanimous roll call vote in favour.
- Flood Plain Ordinance document approval, motioned by Christine, seconded by Keith, unanimous approval by roll call vote.
- Ballot language for Dark Sky Ordinance, Bruce motioned for approval, Alan seconded, unanimous approval by roll call vote.
- Ballot language for Floodplain Ordinance, motion for approval by Christine, seconded by Alan, unanimous approval by roll call vote.

Motion to adjourn by Bruce, seconded by Alan, unanimous approval by roll call vote.

Next meeting: Tuesday, January 4, 2022, 7pm, Temple Town Hall