

Temple Planning Board
Approved Minutes, Tuesday, July 19th, 2022
7:00pm, Temple Town Hall
20220719 TPB Approved Minutes

Present: Christine Robidoux, Chair; Keith Charlton; Alan Fox; George Willard; Russ Huntley; Olivia Holmes, Clerk

Absent: Murray Collette, Secretary; Bruce Kullgren, Jr., Vice Chair; Brian Kullgren

The meeting was called to order at 7:01pm.

Russ was appointed a full Board member by the Chair for this meeting.

Approval of Draft Minutes of Meeting

George moved approval of the Draft Minutes of the June 21st meeting. Russ seconded the motion which was approved by roll call vote, with Keith abstaining.

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

New Business

1. Minor Subdivision – Map 2B Lot 71 (Survey Phase): GRAZ Engineering

Josh Joslyn explained the owner wants to sub-divide 11 acres. He presented 2 sets of plans; one including topography. He explained the abutters at the back of the property might be interested in purchasing the lot without building on it. Perc testing would be required for a buildable lot. Christine explained there has to be a buildable 250-foot square with no wetlands or other impediments to building. Doug Guy, the owner, asked for a waiver in his initial email. Christine asked for more detail before any waivers could be considered, including wetlands delineations, soil test logs etc. Christine pointed out there could be more questions when the full Board is present. Christine invited Josh to contact her should the owners wish to present more detail at the August 16th meeting.

2. Subdivision – Informal Consultation: Map 5A Lot 24

Nicholas Rowe (Nick), the owner of the property, explained he had asked for an informal meeting. He is considering a subdivision on Hudson Road of 3 acres. He is considering another subdivision of 14 acres on Hill Rd., on which he is hoping to create a farm. His idea for the farm is to have a house with an attached barn, and a separate detached accessory dwelling unit.

Nick asked whether the town backhoe trench along Hudson would be considered wetlands. Jeremy Judkins of Lot 5-54 would be willing to swap frontage to help Nick achieve the 300 feet of frontage on Hudson Rd. for one of the lots.

Nick asked, if he did add a detached ADU, would he still have enough acreage to be in current use. Russ explained 10 acres are required for current use. Nick explained he wants the detached ADU to be a tree house, with no driveway, just a path. Nick explained the 3 blue triangles he had drawn onto

the tax map he handed out represent irrigation ditches created by Vivian Wills's father when this was his field. Christine recommended Nick talk with Kent Perry (Road Agent) regarding his driveway, and Scott Hecker (ConCom) regarding the wetlands

Christine said Murray asked about horse trails connecting Hill Rd. with Hudson Rd. Nick was open to having that discussion.

Nick explained Vivian asked for a little property south of Lot 5-25-1 (indicated in orange – see attached) in exchange for the southernmost piece of her property (5-25). Nick suggested he could help Vivian square up her property. Nick would like to have a house with a garage and rooms over the garage connecting the house and the garage; so it would be an attached ADU.

Christine did not think there is clear direction on whether the ADU must be attached to the house (rather than the garage). Christine mentioned Pete Caswell as the septic expert in Temple. The Select Board approves building permits for ADUs. Nick explained he would like to be able to do some mechanical work on the property as a home-based business. There are 3 houses within 500 feet: 5-25-1, 5-25, and 5-23. That question would have to go to the ZBA. Nick said both houses will have attached greenhouses. Keith explained that if the greenhouses have a gravel base it is easier to get zoning approval than having a concrete base. The greenhouse on Hill Rd. would be 54 feet long, 12 feet off the ground out to 16 feet before it touches the ground. It will be attached to the house. Keith suggested that would be a grey area. Nick introduced family members present. He explained their hope to make the greenhouses easy to manage, as in raising herbs for drying herbs such as lavender. Nick said when he has mylars delineating wetlands he can begin discussions to determine house locations, septic locations, etc.

Nick understood this may be a lengthy process, and will be in touch when he's ready to come back to the Planning Board.

Old Business

1. Master Plan Natural Resources Inventory (NRI): ConCom

Murray Collette emailed a diagram of the Master Plan with dates of their most recent updates, including the NRI chapters. Sean Radcliffe shared Moosewood's reply to his request for a reduced proposal. Southwest has not been able to respond yet. Sean asked whether the Board wants to move forward with Moosewood in their Phase I at \$5,000, given there is \$4,000 in this year's budget. Christine suggested Moosewood could bill the final \$1,000 of the \$5,000 next year.

Christine moved delegation of updating the Natural Resources Inventory section of the Master Plan to the ConCom. Keith seconded the motion, which was approved by unanimous roll call vote.

Sean will ask the ConCom to agree on the selection of Moosewood to proceed, particularly given the consideration of the use of this year's budgeted funds. Keith moved that as long as the ConCom is in agreement with Moosewood being selected, \$4,000 of this year's budget should be allocated to their Phase I; and in September or October, when the TPB constructs the 2023 budget, the \$1,000 additional for Phase one plus the estimated cost for Phase II (between \$3,000 and \$6,000) will be incorporated into next year's budget, per approval of the Planning Board. Russ seconded the motion, which was approved by unanimous roll call vote. Sean will let the Planning Board know the results of tomorrow night's ConCom vote on the Moosewood proposal.

2. ADU Discussion – Bruce/Brian:

Tabled until the next meeting. Christine talked with Carole Ogilvy (former Southwest Planning Commission and now an independent consultant) who said there does not need to be additional acreage required if the same septic system can be used or the property owner presents a plan to upgrade their system to meet state requirements.

From Carole regarding septic and well “lot loading” concern raised at the last Planning Board meeting:

“ADU ordinances typically require that “adequate water supply and septic disposal” can be demonstrated. That might mean having the applicant provide documentation that the system is state approved, and proof that the existing system can handle the additional load. If the existing system does not have the capacity, then a new state-approved system would have to be constructed.

If one takes the “accessory” in the name literally, there should not need to be any increased acreage. If one takes the "accessory" in the name literally, there should not need to be any increased acreage for an ADU if it is using the same septic system, and assuming the system can sustain the additional bedroom. I believe that requiring so much additional acreage does two things: it discourages ADU's; and it pushes people to just subdivide and create another primary dwelling.

Septic systems are sized these days for four bedrooms; and the capacity of a system is based on the soils. In New Hampshire, DES has determined that a half-acre-ish can support a septic system. Therefore, I think additional acreage requirements cannot reasonably be based on soils; there is no scientific basis for it.”

Christine has invited Carole to come to the next meeting.

3. Home Based Business: Christine

Christine reported there is nothing new. There is a property in town that wants to do a child care program.

4. Driveway Regulations: Christine

Christine talked to Lisa Murphy at Southwest today. She’s almost finished with her review; which should be ready for the next TPB meeting.

5. SWRPC Regulatory Review/MTAG Application:

Christine reported that through Invest NH, \$100,000,000 is available from the governor’s office for affordable housing issues. Christine will send the link out in the minutes. Lisa Murphy will try to adapt what we had written up for the MTAG for this funding. There is a webinar on the InvestNH Funding on July 27th at 12pm. TPB members can sign up at: www.nheconomy.com/about-us/investnh.

6. Community Advisory Committee Updates (Christine/Keith)

Jessica Hipp will talk to Bruce about the Housing Forum and the Plan NH Charrette.

7. Other 2022-2023 Initiatives

- a. Master Plan update schedule: The TPB will work on NRI first.
- b. National Flood Insurance Program (NFIP): Not discussed.

Old Action Items

1. **Reformatting Zoning Ordinance for easier updating, and online use:** Keith
Keith is cleaning up the ordinance for ease of use with no substantive changes.
2. **Town Office Filing Project:** Keith/Olivia
Olivia explained her approach, and the Board encouraged her to try it out. Keith added that Carole could include her data base from the Hillsborough Registry of Deeds to the suggested shared drive.
3. **Tax Map Updates:** Keith
Keith is still working on the spreadsheet anomalies. Christine asked Keith to add 75-4 (Ben Fisk's property on Old Peterborough Road and Rte. 45 to his work, asking him to review whether the tax map is correct?
4. Create Zoning Ordinance Historical Index: Christine: Nothing new yet.
5. Planning Board webpage review: The TPB has two electronic storage locations on the town website: Forms and Documents and the Planning Board page. The driveway sections were different in the two locations. That has been corrected, but placing all our data in one place might be a good idea.

Other Business

1. Housing News in NH.
2. Planning Board Budget Update: A copy of the TPB budget as of July 12 was shared with TPB members present.
3. Upcoming webinars:

HB 1661 - Findings of Fact in Notices of Decision

Webinar: August 10th at 12 PM

NHMA

There were several bills introduced last session that sought to address issues regarding affordable housing development. House Bill 1661 was the omnibus bill to survive and contains new provisions that will encourage affordable housing and require land use boards to improve transparency and speed up the local approval process.

Join Office of Planning & Development's Principal Planner, Noah Hodgetts, and NHMA's Government Affairs Counsel, Natch Greyes, to learn about the major changes to the land use statutes caused by the passage of the governor's housing bill, including new training requirements for local land use boards. Our speakers will also discuss a new zoning exemption for properties used primarily for religious purposes.

<https://www.nhmunicipal.org/event/hb-1661-what-local-land-use-boards-need-know-webinar>

George moved meeting adjournment. Keith seconded, and the motion was approved by unanimous roll call vote.

The meeting was adjourned at 8:16pm.

Respectfully submitted by Rev. Olivia Holmes, Clerk

Next meeting: Tuesday, August 16th, 7:00pm, Temple Town Hall

Attachments: Doug Guy Preliminary Plan
TPB Budget Update 202207121
Temple Master Plan Chapter Dates 20220719
Nicholas Rowe: Proposed First Draft Hill Rd.