

**Temple Planning Board
Minutes
Tuesday, June 20, 2023
7:00pm, Temple Town Hall Annex
*Zoom Recording available***

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

Absent: Brian Kullgren, Bruce Kullgren, Jr

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

Board Chair Christine Robidoux chaired the meeting. Christine appointed Alternate Russ Huntley as a full member of the board for this meeting.

Approval of Draft Minutes

April 18, 2023 Meeting

There were no edits to the minutes and Carter motioned to approve the minutes as written. George seconded. Approved by a roll call vote with all in favor except Keith and Russ who abstained.

June 6, 2023 Meeting

Christine tabled this item, noting that all who attended the meeting were not present.

Public Input:

None.

Old Business:

1. InvestNH HOP Grant
 - a. Steering Committee Update: Flyers have been printed for handing out at the special town meeting on June 22, inviting residents to attend two events and share their thoughts on Temple housing. These flyers will also be mailed to residents. The committee's next meeting on June 26 will finalize plans for these events.
 - b. Deliverables: Please see the attached budget. We have received thus far: the Site Plan Regulations audit, the Subdivision Regulations audit, the draft of the Housing Needs Assessment, the draft of the Economic Development Chapter of the Master Plan, and the preliminary Zoning audit.

2. Natural Resources Inventory

Phase II Contract: The contract from Moosewood Ecological is what we expected; the amount and budget were approved last year. Jeff Littleton has already begun the Phase II work. Murray motioned to sign the contract. Russell seconded. Approved by a roll call vote with all in favor. We have asked Jeff to quote additional work for the Zoning audit and conversion of Temple's tax maps to GIS (see next agenda item).

3. Tax Map Updates

GIS Mapping Options: Temple is the only town in Hillsborough County that has not converted our tax maps to GIS. These GIS maps are useful for residents who are looking up abutters or determining their property boundaries. They also make the work of updating tax maps more efficient and precise.

- SWRPC does not offer this service and referred us to CAI Technologies who is currently updating our tax maps using AutoCAD. Their estimate for the one-time GIS conversion is approximately \$5,700. After the conversion, they can handle real-time map updates by working with Avitar. CAI offers an additional web based package which enables viewers to select a parcel and see the related tax card, deeds, surveys, maps, etc. See Keene and Hinsdale for examples of this.
- We have also requested a quote for this GIS conversion from Avitar.
- The resulting GIS maps from both CAI and Avitar can be passed on to Moosewood Ecological for creating the map overlays.
- There is no money in the budget for this now, so we will continue gathering information about this in the coming months. Both CAI and Avitar offered to present to the PB. Russ Huntley offered to assist with this effort and review the proposals.

4. NFIP - FEMA Flood Maps

Planning Board Webpage Update: The PB webpage has been updated so the Flood Maps for Merrimack and Contoocook watersheds are clearly labeled. All the related documents from FEMA are also on the webpage.

5. Driveway Regulations: Murray has collected data from the Temple Fire Chief and will draft proposed regulations. Christine will send Murray the prior version as a starting point. Driveway Regulations will be discussed at the July meeting,

Subdivision Regulations at the August meeting, and Site Plan Regulations in September.

6. Two lot Subdivision Map 2A Lot 60, Old Peterborough Rd (Odell Magus/Middleton)
 - a. Russell recused himself for this discussion.
 - b. Hearing Notices: Christine updated Russell after the last PB meeting about what was discussed. Russell will give Christine three sets of mailing labels; Keith and Carter will work on mailing notices to abutters; Christine will write the post for the newspaper and share the final cost with Russell.
 - c. Waivers: Last item under “Final Plat”: we have questions about the drainage waiver related to the aquifer and the location of the house; Russell will speak to them at the hearing in July. The temporary waiver does not exclude compliance with state regulations for future development; the resident should protect themselves from potential issues in the future and comply with building codes and wetland protection issues. Pete Caswell has completed the perc test.
7. Russell rejoined the board.

New Business:

1. Legal Update: Joe Driscoll, the town attorney working on the Marsh case, suggested reviewing Temple’s zoning.
 - a. Our zoning ordinance is a “Permissive Ordinance” which means that unless something is explicitly listed as “not allowed”, then it is assumed to be allowed. We should clearly state this.
 - b. We should add the definitions of “Enterprise” and “Non-commercial enterprise”.
 - c. Joe offered to consult with the PB on the language. Joe’s comments have also been shared with the InvestNH HOP Grant consultants. Proposed changes will need legal review before being presented to voters.
2. Inquiries about purchasing property:
 - a. Doug Guy’s property on Peterborough Road: someone inquired about starting a mushroom farm. Christine referred them to Kent Perry for driveway concerns, and to the state and town regulations for siting buildings in relation to wetlands. Keith will check with Scott Hecker about any concerns that may arise for water run-off or other concerns; usually mushroom farms are indoor facilities.
 - b. Shelley Guy’s property 5B-84: someone inquired about subdividing the property to add a home for their parents, but it only has 300’ of road frontage so they cannot subdivide it. Christine shared the ADU regulations.

Other Business:

1. Upcoming Webinars/Conferences
 - a. NH Housing Toolbox - hosted by NH OPD every Thursday in June online from 12 PM – 1 PM; recordings are available on their YouTube page. This week is “Tax Relief for Housing”. The Cluster Housing webinar was interesting and described how the houses are close together and the remaining land is conserved. They mentioned that “Conservation Housing” is a better and more accurate term than “Cluster Housing”. <https://nhhousingtoolbox.org/training/>
2. Hard Road to Travel Workshop: George and Murray noted that a lot of time was spent on who owns the trees on the side of the road, with regards to cutting. For roads with “scenic” status, cutting a tree requires a public hearing. It was also suggested to not discontinue class 6 roads so they can be upgraded to class 5 and remain town roads.
3. Ken Caisse shared that the Harvest Festival is now accepting applications. Christine will check on the PB application.

George motioned to adjourn the meeting and Keith seconded. Approved by a roll call vote with all in favor. Adjourned at 7:39 pm.

No Meeting on July 4th

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

Minutes respectfully submitted by Cathy Joly.

Attachments:

1. IHOP Grant Budget as of June 20, 2023
2. Natural Resource Inventory Phase II Contract