

**Temple Planning Board**  
**Approved Minutes, Tuesday March 1, 2022**  
**7:00 pm, Temple Town Hall**  
2022/03/01 TPB Minutes-OH-F

**Present:** Nicole Concordia, Chair; Bruce Kullgren, Jr., Vice Chair; Keith Charlton, Secretary; Alan Fox; Brian Kullgren; Christine Robidoux; George Willard, Select Board ex officio; Olivia Holmes, Clerk

The meeting was called to order at 7:02pm.

**Approval of Draft Minutes of 2/15/22 Meeting**

Approval of the draft minutes, as amended, was moved by Christine, seconded by Bruce; and carried by unanimous roll call vote.

**Invitation for Comments from the Audience:** No comments were offered at this time.

**Tim Fiske – Lot Line Adjustment Discussion Map 2B-75-1 & 75-2**

Tim Fiske, Chair of the Temple Land Use Committee, brought 2 copies of the drawings from Sandford Survey & Engineering with the lot line adjustment being proposed. Christine pointed out that NH RSA 674:54 (II) indicates that because this is a governmental unit of property it is not subject to standard requirements. The use of the building lot is not changing; just the conservation use of a pathway gaining access to the back lot. Christine pointed out that lot line adjustments that do not create a buildable lot do not have to have a hearing. Keith presented a document describing the properties in question differently (75-1&2.jpg attached to his email of 2/24/22) from the way they were presented in the drawings Tim brought.

The Board found no substantive problems with the drawings Tim provided. Nicole will follow up with town counsel to be sure all is in order, and what proper procedure is regarding government land (hearing requirement). Tim presented a list of abutters, and would be very comfortable to move forward with a hearing whether or not it is required.

**Old Business**

1. Affordable Housing Committee – PB Specific Discussion

The State Legislature is working on taking the concept of 4-family housing as a right away from communities. This proposal is coming from a State Representative from Peterborough. The Southwest Region Planning Commission is sending out an online survey for residents to fill out regarding housing needs in New Hampshire. They suggested sending out a town-wide email encouraging residents to respond to the survey. The Board agreed support for residential participation in the survey would be appropriate. Christine will coordinate sending further information for distribution to residents. Further, she shared a write-up regarding state funding for affordable housing as part of the governor's housing initiative.

2. Community Advisory Committee Updates (Christine/Keith)

a. Affordable Housing: Charrette Application

Christine brought the Board up to date on progress made so far. The cost will be lowered to \$5,000, which will be covered in full by the grant application. Christine thinks the Charrette may not happen until the fall. The Board had no immediate feedback on the application draft.

b. Streaming Options for Town Hall Update

Keith reported that the team studying this, having received two responses to the Request For Proposal, has asked both responders to offer the parameters and costs of detailed estimates for a “good service” and for an “optimal service”. They will review the responses with the Select Board Wednesday, March 9th at 6pm.

3. Driveway Regulations – Legal Review (Nicole)

Nicole reviewed the proposed regulations with both Atty. Drescher and the new law firm the town is using; neither saw anything that needed to be addressed immediately. Atty. Drescher suggested alternative language around an owner’s responsibility to ensure emergency vehicle access.

The Board agreed to keep the Board-recommended language in the document. The suggested 10-foot setback for a driveway from adjoining property is not a requirement; any distance could be suggested and would not have to be followed by a property owner.

Christine pointed out that significant authority is delegated to the road agent; and enforcement is the work of the Select Board; however if someone wanted to change the location of a driveway after the Select Board had signed the permit, the road agent would not know of that change. Ken Caisse, Select Board member, suggested the road agent should have authorization responsibility over any changes from the permitted plan; saying, “it’s on the ground that the decision needs to be made.” Nicole requested a straw poll of the Board members on whether there is anything in the responses from legal counsel that would prohibit moving forward with what the board has already approved. Three felt what the Board has approved is not sufficient; four felt what the Board has proposed is sufficient.

4. Master Plan Natural Resources Inventory (Conservation Commission)

Nicole explained that Sean Radcliffe, a member of the ConCom, will have a permanent place on the agenda to present recommendations whenever he is ready.

5. Rules of Procedure (Christine)

Christine reviewed the changes she had already proposed to the Board. After some discussion it was decided to omit sections 7, 11, 12 & 13 as they are redundant with the procedures in the Subdivision & Site Plan Review Regulations. A hearing will be required before adoption. Christine will create an updated version, and will prepare for a hearing at the second meeting of the new Board, to be elected at town meeting on March

8; so that meeting would be Tuesday, April 5<sup>th</sup>. Nicole offered a few minor changes on pages 2 and 3, which Christine will incorporate in the revised version to be presented at the hearing.

6. Site Plan Review Procedures & Application Revisions (Keith)  
Keith recommends combining the Subdivision and Site Plan Review documents into one document. Other towns do it that way, and there is a model document through SWRPC to guide the process of combining the regulations into one document. The Board had no objections at this time to creating one Regulations document for both Site Plan Review and Subdivisions.
7. Subdivision Regulations incl Rainfall Event & Third-Party Inspections (Keith): Keith described the document history he's discovered regarding repealing of sections 36:19 and 36:29 of the New Hampshire statutes in 1983 which remain in the Subdivision Regulation document as the enabling statute. There is some concern regarding how much of the current regulations are out-of-date. Nicole will confirm Keith's reading of the repealed sections.

**New Business:** No new business was proposed at this time.

A motion to adjourn was made by Bruce. Brian seconded the motion which was approved by unanimous roll call vote.

The meeting was adjourned at 8:45pm.

**Next meeting: Tuesday, March 15, 2022, 7 pm, Temple Town Hall**

Respectfully submitted by Rev. Olivia Holmes, Clerk

Attachments for Approved Minutes:

1. Town of Temple lot line adjustment 2B 75-1 and 75-2  
Sandford Map 2B/Lots 75-1 and 75-2 lot line adjustment, Town of Temple (labeled by Sandford as 20220211124816492.pdf)  
Tax Map 75-1 & 2.jpg from Keith Charlton  
Sht2b.pdf Dollard Associates (re 2B, Town of Temple) from Keith Charlton
2. Driveway Regulations  
Atty. Drescher Driveway Regulations Review  
Spector-Morgan Driveway Regulations Review
3. Subdivision Regulations  
Section 3619 to 3629  
Temple\_subdivisionregulations\_2017.pdf  
Subdivision-and-Site-Plan\_Review-Handbook.pdf