

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
May 21, 2019
MINUTES OF PUBLIC MEETING

Board members present: Randy Martin, Brian Kullgren, Tedd Petro, Nicole Concordia, Allan Pickman, and Bruce Kullgren, Jr.

Call to order by Pickman at 7:01 p.m.

Approval of minutes: The minutes of 05/01/19 were reviewed. Motion by Petro to approve as written, second by Bruce Kullgren, and so voted.

Status of recent land use changes: Pickman has recorded the plat for the Whitcomb minor subdivision, as well as the plat for the Mamone lot line adjustment. The Copertino minor subdivision plat will be recorded once payment of fees is received to cover those costs.

Affordable housing: Christine Robidoux spoke about an age-focused planning project being sponsored by Southwest Region Planning Commission (SWRPC). A series of seminars in May and June will address community planning issues including housing, transportation, economic opportunity, and social engagement. Members of the public are encouraged to attend and participate in the conversation.

Guest speaker: Matt Cabana came in to speak about the current housing market from the perspective of a local realtor. He was given an overview of what the board has been considering to encourage building of affordable housing. The goal would be to make things affordable for young families to be able to live here while still maintaining the town's rural character. It is hoped this effort would result in an increased enrollment at the Temple elementary school. Cabana provided an overview of the NH real estate market and answered specific questions about current trends and future prospects in the area. He noted "New Hampshire has been found" and indicated a period of economic growth is coming.

Talking points included:

- reducing acreage for lot size requirements will not lower the cost of a building lot
- in the current real estate market no 3-bedroom house sells in the area for less than \$300K
- high cost of housing is not just a Temple issue but also a regional issue
- new/expanding businesses with hundreds of jobs are predicted in the Monadnock region within the next couple of years
- a typical area wage of \$15-\$20 per hour is not enough to qualify for a mortgage
- condos are being built in Peterborough and sell fast at a price range of \$250K to \$260k
- single apartments will be coming into the area with rental rates around \$1,500/month
- mention of an existing community style development in Peterborough with shared infrastructure
- any land/building lots on the market are selling quickly
- active property sales are to first-time home-buyers, retirees wanting to downsize, or homes with in-law potential
- prediction of a huge influx of money/wealth coming into the region, with active out-of-state buyers coming for jobs or retirement
- million dollar properties in NH have experienced strong sales

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- Temple is connected with aspects of the Peterborough area but most strongly identifies with the Nashua area as far as jobs, shopping, services, etc.
- recommendation to identify parcels of land in town that could be developed
- consider allowing utilization of shared septic, wells, driveways, etc. to lower building costs
- consider allowing 2-family homes, which could help create affordable rentals
- audience comment that in past surveys Temple residents indicated they do not want change and “don't want to look at duplexes”
- may need site plan review for multi-family housing
- any land use regulation changes from PB and ZBA must protect Temple's important and loved characteristics
- there is still a need for high speed internet access throughout Temple and other area towns
- Peterborough is being challenged to do something about schools in the Conval district and Temple is being targeted
- there is a sense that Temple is unanimously in favor of trying to save its elementary school
- losing the school would drop property values and hurt the town
- mention of town-owned Skladany land and potential uses
- mention of large parcels of land in town (Atter, Barry) as opportunities for future development
- mention of the Nubanusit stone house renovation in Peterborough, and the monastery in Temple as being examples of innovative housing
- mention of Savage Road development in Milford as an example of rural character at affordable prices
- homes for sale in Temple can be reviewed on Realtor.com, with \$257K as the lowest price currently
- audience comment that the PB has talked with developers and real estate professionals, and that several members of the board are involved in building trades, and now it is time to ask the town
- the PB agreed it is ready and willing to hold a public forum to talk with residents, and also to revisit zoning and consider different options

The board thanked Cabana for contributing his time and thoughts.

A date for the public forum on affordable housing was set for Tuesday, June 18th. Details will be posted and social media utilized to promote interest and attendance.

Motion to adjourn by Bruce Kullgren, second by Pickman, and so voted at 8:25 p.m.

Minutes submitted by Betsy Perry