

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
May 3, 2017
MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Bill Ezell, Brian Kullgren, Ted Sartell, Allan Pickman, and Bruce Kullgren, Jr.

Call to order by Pickman at 7:03 p.m.

Approval of minutes: Minutes of 4/19/17 were reviewed. Motion by Lockwood to approve the minutes as written, second by Brian Kullgren, and so voted, with Sartell abstaining due to not attending that meeting.

Subdivision fees: It was noted the full board was not available for voting purposes at this meeting. Ezell said he had inquired if the Selectmen would need to approve any fee changes, and it was believed they did not. The differences between “minor” and “major” subdivisions were reviewed. Potential cost recovery by the town for any associated legal consultation was discussed. Being able to mandate additional professional services (i.e. engineering) be performed and paid for by the applicant was brought up. Uncompensated legal and office costs for the town regarding the recent Davis subdivision were recounted by Pickman. Sartell suggested these types of fees be identified as “consult fees as required” and recouped by the town. Brian Kullgren commented that town boards should make better use of the attorneys at New Hampshire Municipal Association (NHMA), as they can be consulted for free. Both Kullgren and Ezell said the town should be able to charge the applicant for information being directly sought.

Sartell referenced the fee increase amounts proposed as a motion at the last meeting. He suggested the per-lot fee should be higher instead of having higher application fees. Brian Kullgren said he agreed with another board member that the town does not need to make money on fees, just cover costs. He mentioned a recent meeting he attended where changes to the town’s Building Permit Application and fee structure were being considered, and questioned if raising rates all around is meant to curtail the opportunity to build. Ezell commented they did seem to be pro-town and anti-big developer. There was further discussion about raising the application rate vs. the per-lot fee, as well as billing for unique circumstances that require legal or engineering consultation. Brian Kullgren suggested a \$75 application fee with a \$50 per-lot fee. Sartell suggested a \$100 application fee, \$50 per-lot fee, \$10 abutter notice fee, actual cost for publishing a public notice, and actual cost for recording fees plus mileage. Pickman explained how HCRD recording fees are structured and paid for directly by the applicant. The board agreed to table discussion and postpone voting until their next meeting in two weeks, hopefully with all members present.

Master Plan update: Lockwood related she had posted flyers on Good Roads Day explaining the update process and soliciting citizen participation. She also placed similar information into the next issue of the town newsletter. She spoke of the importance of forming a committee of residents outside of the PB to be involved in the upcoming work. The process was described as answering a short survey, taking photographs in town, having a community conversation, and compiling the data. There was extensive discussion about good vs. bad aspects of utilizing a survey. Review of a 2012 survey showed some questions provided lists to choose from that would lead responses. Improvement suggestions included designing open questions without lists, keeping a survey short, and having a mix of questions. Lockwood stated a committee could provide new ideas, and a post card mailer could be used to solicit committee members. Sartell worried that “activists” can dominate a committee. Pickman commented that a survey would provide quantifiable data. The letter of explanation about the 2012 survey was discussed, and it was suggested it could be modified to a simpler and

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less imposing version. Lockwood brought up the use of having a “community conversation” with citizen participation. She stressed again that recruiting volunteers for a committee is important so that work be done by others besides PB members.

At this point Brian Kullgren said he would like to abstain from the whole process. He indicated this approach had been tried before, and he had never seen this type of effort amount to anything. He suggested the town not spend the time or money. He said the State of New Hampshire was not going to bother with a Master Plan that was outdated. Pickman stated if there were to be a major lawsuit and the town had an “antique” Master Plan, the town would lose, and Ezell confirmed the Master Plan does have legal meaning. Brian Kullgren responded the town could spend money on the Master Plan and still get sued.

Sartell then suggested the board consider just drafting a simple Vision Statement on their own. This would allow the board to move ahead and not worry about a lack of volunteers to get it accomplished. After a review and feedback it would be offered for public comment. The board tossed around names of individuals who might be solicited to draft the statement. It was decided Pickman would create a draft, and Ezell would edit the document. Sartell reiterated this would be a starting point to move forward.

Move to adjourn by Brian Kullgren, second by Sartell, and so voted at 8:13 p.m.

Minutes submitted by Betsy Perry

~ The next regular meeting will be held Wednesday, May 17th, 2017 at 7:00 p.m. ~