

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
May 17, 2017
MINUTES OF PUBLIC MEETING

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

Call to order by Pickman at 7:00 p.m.

Approval of minutes: Minutes of 5/3/17 were reviewed. Motion by Pickman to approve the minutes as amended, second by Brian Kullgren, and so voted, with Petro abstaining due to not attending that meeting.

Subdivision fees: The board continued their discussion on the possibility of raising fees, which seem somewhat low in comparison with surrounding towns. Pickman asked for a formal motion. Motion by Brian Kullgren to make the application fee \$75 and the per-lot fee \$50. He explained those amounts should cover costs, and he would need to see justification for anything beyond that. Lockwood said she would like to see higher fees, as they haven't gone up for a long time. Petro noted the application fee was being doubled and that seemed fairly reasonable. After Sartell asked about mileage, Kullgren amended his motion to include the abutter notice \$10, actual cost for published notice, and actual cost for recording fees plus mileage. Pickman asked for any further amendments or discussion about the motion on the floor. With none forthcoming, Pickman provided a second to the motion. Pickman then offered another amendment that would also apply the new fee scale to Site Plan Review (SPR) and gravel pits. Lockwood felt the fees should not be applied together, saying SPR can be complicated and take some time. This was followed by more discussion. Petro finally suggested keeping the other fees separate for now and taking a look at them later. Pickman asked if there was a second on his motion, and with none forthcoming it was tabled. Pickman then called for a vote on the original motion with original amendment, with a resulting vote showing six members in favor and Lockwood abstaining. Motion passed.

Andersen building permit application: Ezell told the board he had spoken to Steve Andersen regarding an application before the Selectboard to add a waiting room onto Andersen's automotive business garage. Andersen has now provided the setbacks needed on the application form. Ezell said the Selectboard has forwarded the paperwork to the Planning Board for their review because it is a commercial property that has previously undergone Site Plan Review (SPR). Pickman mentioned an addition might change the status of the building envelope and would seem to be an expansion of a commercial use, so a hearing might be needed. He agreed the PB should take a look at the application plus a sketch of the proposal, and also review the previous SPR so the history of the property is known. Pickman offered to go the town offices to study the previous plats relating to the property. Sartell agreed the PB should examine the request and follow the process to document a paper trail of approval. Ezell said he would ask the Selectboard to consider approving the Building Permit request conditional upon the outcome of PB review.

Master Plan update: Pickman distributed to board members a one-page Vision Statement draft to review. Lockwood felt the statement was inadequate and lacking in many areas. She reminded board members that Carol Ogilvie is willing to come in and talk to them. Sartell stated he felt the draft language describes the look and feel of Temple, and the rest of the Master Plan could address potential threats (i.e. climate change, drought, etc.). Other board members felt the draft served as a good starting point. Extensive discussion ensued regarding: previous survey results; keeping people in mind as a main priority; voices of new residents being solicited; how to involve the community in the process; views about recent revisions to Driveway

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Regulations; the political climate in town and representation of residents; previous efforts to seek input and revise the Master Plan; how to proceed at this juncture. Lockwood made a motion to inquire about Carol Ogilvie's hourly rate and inviting her to come on a Wednesday night and speak to the board. This was seconded by Bruce Kullgren, and voted five in favor, with Petro and Brian Kullgren abstaining. Pickman asked board members to review and edit the draft Vision Statement so it can be discussed at the next meeting.

Petro then brought up the topic of how to provide affordable housing in town so families could have their children be able to afford to live here. He stated this problem has never been solved and continues to be the biggest issue facing the town. This led to discussion about: current zoning requirements for a building lot; the effect of the housing market; recent changes to promote Accessory Dwelling Units (ADU's); current zoning for Planned Residential Units (PRD's); current zoning for Workforce Housing; consideration of allowing multi-family houses such as duplex units; providing opportunity to have average people be able to subdivide and afford to build. Petro also stressed the importance of encouraging families to come live in town to keep the local school open. Conversation followed about looming changes within the ConVal school district.

Move to adjourn by Petro, second by Lockwood, and so voted at 8:10 p.m.

Minutes submitted by Betsy Perry

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