

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
June 21, 2017
MINUTES OF PUBLIC MEETING

Board members present: Tedd Petro, Brian Kullgren, Camilla Lockwood, Ted Sartell, and Allan Pickman

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

Randy Martin – lot line adjustment proposal: Martin first showed the board a potential change of location for a private road in his Planned Residential Development (PRD) known as Stonegate Stables. No action by the Planning Board was determined to be necessary for this alteration. Martin next presented copies of a drawing for a proposed lot line adjustment for Map 9 Lot 13. Martin indicated he has a Purchase and Sale agreement in place and would now like to move forward. The parcel is currently composed of 51.4 acres and is located on Putnam Road. The plan is to break the property into two parcels, which would then be added separately onto two other abutting lots to effectively create two larger size lots. One portion containing 12.2 acres would be conveyed to Touchstone Farm to become part of Map 9 Lot 15. A second portion containing 39.2 acres would be merged with an abutting lot which is located across the boundary with the town of Wilton. Martin noted this would create a lot with no road frontage in Temple, although the Wilton lot does have frontage. There would also be an easement for a 30 foot right-of-way along an existing old woods road between the two newly created lots. Pickman stated the creation of a lot with no road frontage in Temple may be problematic. After some discussion, Petro suggested the board consult town counsel with regard to this, and Martin said he would also investigate legal issues. Kullgren suggested the board consult an attorney at NH Municipal Association first to save the town some money. Martin asked what would need to be surveyed and said an older survey exists. Martin also mentioned he is working with Ian McSweeney from Russell Foundation to secure a conservation easement on all the orchard land.

Audience member Nicole Concordia asked about related impact on town roads since the Putnam Road bridge is currently closed. Pickman stated there would be no impact at this point, as any bridge work would be expensive and not warranted unless further development was proposed. Audience member Ken Sullivan asked about the proposal creating a non-conforming lot. Pickman explained it would not be a free-standing lot, just a larger lot that crosses town lines.

Master Plan update: Carol Ogilvie spoke to the board about updating the Master Plan and the need to create a Vision Statement. She indicated the Master Plan document should be considered “alive and important”. She provided samples from other towns and talked about different approaches in the cycle of updating the document. One recommendation was to “boil down” the information to what is most significant, and relegate supporting data to an Appendix. Other comments and suggestions included: solicit public input; “take the show on the road” and involve other town groups and organizations such as church, library, seniors, etc.; make use of an interactive CD that can be helpful for towns with volunteer boards and no land use consultant; consider changing the format, i.e. into a book style with an available synopsis. It was noted the town has already engaged Southwest Region Planning Commission (SWRPC) to provide updated data for three of the more technical chapters.

Pickman said the board has done some fairly recent surveys and forums (2011 and 2012), and the results are always “Don’t change a thing”. He felt there are several important issues that do need to be addressed, including affordable housing, a graying population, and under-capacity public schools. Pickman noted growth

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has not been much of an issue since the 1980's, and the town is located within commuting distance to several cities.

Discussion then turned to creating a Vision Statement. Ogilvie stated the Vision Statement comes from public outreach. When Petro asked what the Vision Statement should cover, Ogilvie replied she would have to learn more about Temple to be able to answer that. She mentioned the concept of "houses in the country" and said statewide statistics indicate there are two groups of people who want/need different type housing. Younger people want to live near a city, and older people need to downsize and have access to services. Her opinion is the current housing stock is not working for people. Kullgren asked her about possible retrofit of housing, and Ogilvie responded that one option could be to turn the larger houses into duplexes. This led Pickman to say the town has always allowed in-law apartments, now known as Accessory Dwelling Units.

Audience member Ken Sullivan commented the PB has previously worked on these issues and never been able to accomplish much. He felt this type of work involves too much time and effort, and suggested taking the material down to essential topics and not having to spend as much money. It was brought up that previous attempts had been interrupted by the threat of both wind turbine and pipeline projects. Sartell suggested the board come up with a Vision Statement to put in front of the edits being made to the existing Master Plan by SWRPC. Petro spoke of a perceived threat that if the Master Plan is not updated it could become a legal issue if there were to be a challenge to the zoning ordinance. He felt the development of a strong Vision Statement might be helpful. There was brief discussion about town's struggle with internet connectivity.

Board members indicated they wished to examine their approach to the update. Ogilvie advised them to think ahead and consult land use regulations as they go along. Kullgren mentioned there have been cases where towns have gotten into trouble when developers have challenged over zoning vs. the Master Plan. Lockwood asked Ogilvie whether she would recommend a committee or just the Planning Board do this work. Ogilvie's suggestions were for the board itself to hold a meeting with just the Master Plan on the agenda, or to assign a micro-committee to do the work and report back. Audience member Nicole Concordia asked if the Planning Board should work on the Vision Statement, and Ogilvie stated that would depend on outreach work.

Board members thanked Ogilvie for sharing her time, expertise and advice and said they would consider her input as they move forward. Petro thought the board should develop the initial Vision Statement and present it to the town for feedback. Sartell felt the board should proceed with making edits in the working copy, and also consider topics such as transportation, communication, infrastructure, agriculture and business. He again stated if the Planning Board cannot reach a consensus, bringing in more people may not work. There was discussion about SWRPC involvement both past and present. Ken Sullivan mentioned the use of facilitators, and Petro advised these had been utilized before. Pickman asked the board to keep on working on the draft Vision Statement. Kullgren provided a statement in writing he wished to have inserted into the working document to consider providing opportunity for an average person to be able to have a home in Temple. Petro made a motion to change the date of the July meeting to Wednesday the 26th, seconded by Kullgren, and voted all in favor. Nicole Concordia offered to help with edits and participate in development of the Vision Statement. There was very brief mention of alternates on the board.

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Approval of minutes: The minutes of 6/7/17 were reviewed. Motion by Sartell to approve as written, second by Kullgren, and so voted.

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

Minutes submitted by Betsy Perry

~ The next regular meeting is TBD and will be held sometime in July, 2017 at 7:00 p.m. ~