

TOWN OF TEMPLE, NEW HAMPSHIRE
PLANNING BOARD
November 2, 2016
MINUTES OF PUBLIC MEETING

Board members present: Camilla Lockwood, Tedd Petro, Brian Kullgren, George Willard, Bruce Kullgren, Jr., and Ted Sartell

Call to order by vice-chair Bruce Kullgren at 7:00 p.m.

Approval of minutes: Motion by Petro to approve the minutes of 10/19/16 as written, second by Lockwood, and so voted.

Driveway Regulations: Petro began by stating his objection to making any changes, saying he believes the regulations are working well at the present time. He mentioned the proposal for requiring the Road Agent to report to the Board of Selectmen (BOS) if any waivers need to be issued, saying a revised procedure where the BOS would get involved could become tedious and then delay the driveway process. Willard suggested one way to alleviate this would be to have the BOS review a Driveway Permit when they are signing off on a Building Permit application. They could review at that time and then go look at the site with the Road Agent. Petro asked if this would make the Driveway Permit part of the Building Permit process. Brian Kullgren suggested any waiver requirement cover just the first 30 feet and not anything beyond that. Petro commented he was okay with changing to just the first 30 feet, but asked if the intent was still to remove the process from the Road Agent. Kullgren said he felt the sole responsibility should not be borne by the Road Agent, and there should be a backup, in this case the BOS. Bruce Kullgren noted the Purpose section and the Permit itself would need to be revised to state the regulations cover just the first 30 feet of driveway length. Further discussion ensued. Sartell said he sees two main issues: 1) all the power and burden is currently on the Road Agent, and 2) the 30 feet is separate. Bruce Kullgren summarized the board is considering regulating just the first 30 feet and distributing the Road Agent's authority. There was discussion on where the board was with previous edits to the Driveway Regulation document. Sartell made a motion to have the clerk 1) obtain from the Chairman a clean copy of the Driveway Regulations document with all completed edits to date, and 2) obtain or update the Zoning Ordinance with the 2016 amendments and make that available. Motion was seconded by B. Kullgren, and so voted. Bruce Kullgren asked if all agreed with modifying the Purpose statement and the 30 feet concept. Lockwood stated there may be some State suggestions or requirements relative to steep slopes. All but Lockwood agreed there is a need to keep in language regarding grades and slopes, but should indicate "advisory after 30 feet". Petro asked that Tim Fiske be kept advised with regard to waivers.

Ag vs. Commercial: Nothing new was presented on this topic at this meeting. Lockwood mentioned keeping an eye on any developments at the state level involving agritourism.

Possible zoning changes: Bruce Kullgren referred to the "2017 List of Important Dates", which serves as a timeline for the board to present any amendments to the Zoning Ordinance. At this point one potential revision would be minor changes to Article IV: Section 7B "Accessory Apartments" to accommodate updates to the state RSA's regarding Accessory Dwelling Units (ADU's). Brian Kullgren said he would like to see an increase in allowable size to 750-850 square feet. Bruce Kullgren stated there are only 3 more Planning Board meetings left in the year, and while they will continue to work on revising Driveway Regulations, the zoning changes have a timeframe to meet for public hearings. He would like the chairman to be aware and ready to move this action forward.

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Master Plan and Vision Statement: Lockwood provided copies of summarized notes from her meeting with Lisa Murphy of Southwest Region Planning Commission (SWRPC). Lockwood reported there is no need to revise all chapters of the Master Plan at once. However, a Vision Statement is lacking and is a requirement. She said the Vision Statement is important because it validates the Master Plan. The town must have an updated Master Plan because the Zoning Ordinance is based on it. The Master Plan also enables the town to obtain grant money. Several other chapters of importance were mentioned. Lockwood indicated Murphy might be willing to come in and speak with the board on how best to approach an update. There was discussion about how to begin the project, what help and resources SWRPC could provide, and what chapters the Planning Board and other town boards could work on. Also mentioned was a previous resident survey and its results. It was suggested certain areas such as demographics would be best handled by paying SWRPC to provide current data. Funding for the update will be discussed at the next meeting, as money would have to be budgeted for the upcoming year. Also, an attempt will be made to find out the approximate cost of the previous (2003) revision.

Other business:

Move to adjourn by Lockwood, second by Sartell, and so voted at 8:12 p.m.

Minutes submitted by Betsy Perry

~ Next regular meeting to be held on November, 16th at 7:00 p.m. ~