

**Temple Planning Board**  
**Minutes, Tuesday, February 2, 2021; by Zoom, 7:00pm**  
020221 TPB Minutes-PDF

Present: Bruce Kullgren, Jr., Chair; Allan Pickman, Vice Chair; Brian Kullgren; Christine Robidoux; George Willard, Ex-Officio Select Board; Olivia Holmes, Clerk

Absent: Randy Martin, Nicole Concordia

The meeting was called to order at 7:00pm.

Reading of the "Checklist To Ensure Meetings Are Compliant With the Right-to-Know Law During the State of Emergency."

**Approval of Draft Minutes: January 19, 2021**

A motion to approve the minutes as amended was made by George, seconded by Christine, and unanimously approved by roll call vote.

**Approval of Draft Minutes: January 28, 2021**

A motion to approve the minutes as amended was made by Christine, seconded by George, and unanimously approved by roll call vote.

**Invitation for Comments from Audience Members:** No comments were received at this time.

**Isabella Martin: Stepping Stones Farm Informal Site Review Follow-up and abutters hearing preparation**

A motion to approve the minutes of the informal site visit to Stepping Stones Farm on Saturday, January 9<sup>th</sup>, including specifications for a fire lane and parking limits near the barn on event days or evenings was made by Allan, seconded by George and unanimously approved by roll call vote. **Olivia will forward the minutes to the Select Board.**

Boo presented her follow-up actions regarding lighting. Her presentation is attached.

Allan: hoping for a sketch of where the fixtures will go, how many, and what they would look like, for whatever outside lights you are planning to put up. Allan does not believe there are specifications regarding bugs in the Temple ordinance.

Allan will get notices out to abutters and for the public tomorrow. Boo does not have a responsibility in this process. Boo will provide reimbursement for expenses incurred in notification. The abutters' hearing is scheduled for Tuesday, February 16, 2021.

## New Business

1. George sent an email to Planning Board members regarding Nancy Armstrong, who is inquiring about building a detached dwelling unit on her property on Cutter Rd. Bruce had told her she needs double the lot size for the district, which would be 6 acres, and she has 4.7. George has asked whether a waiver is in order. George is familiar with the property; it slopes off to a big ravine between Cutter Rd. and Moran Rd.; and there's another ravine on the other side. George suggested waiving the 6-acre requirement. Allan pointed out that the waiver in the ordinance only applies to telecommunications (article 13, page 67). Allan thought Nancy would have to go to the ZBA to get a variance. **George thinks there is a waiver clause somewhere in either Temple's ordinance or the state's; he will investigate. Perhaps the Board should bring this up with Chris Drescher. George will call and report after Boo's hearing on the 16.** Allan believes the Planning Board has no authority to waive lot size requirements.
2. Bruce reported the Select Board has asked the Planning Board to look at the removable hoop barns, which are tax exempt. The Select Board wants the Planning Board to make sure everyone having these structures is treated equally, and they would like something to be put in writing. Mark Salisbury has one, and Heather White may have one like that as well.

Allan recalled, when this all started, Mark's theory was that these are basically big tents, not attached to the ground, and thus not real property. Allan felt perhaps the Planning Board did not realize how big they are (or the need, in some cases, for concrete construction) when they were looking at this. Perhaps it's not really a zoning issue, but a tax issue, which may not be in the purview of the Planning Board. Allan believes it's up to the state to decide what's real property and thus taxable.

Brian asked about steel Quonset huts, not attached to the ground, but on 8 x 8's or something like that. Is a concrete slab attached to the ground? Brian agrees that real property is a state issue. Brian reported that he does get taxed for his Quonset hut. **Christine will do some research, including asking the Municipal Association's opinion.**

Kathy Boot has sent some questions about ADUs. **Bruce will forward her questions to the whole Board, and then will schedule Kathy on the agenda in a future meeting. Allan will try to put together an email chain so everyone knows what her concerns were and what the conversation was.** Her primary concern was that she thought it would be good if one of the units in an ADU be owner-occupied. Right now the owner has to live in the building when the unit is built.

3. Town meeting and voting day have been tentatively scheduled for June.

Adjournment was moved by Christine, seconded by Brian, and unanimously approved by roll call vote.

The meeting was adjourned at 7:40.

**Next Meeting: Tuesday, February 16, 2021, 7:00pm by Zoom, to include Stepping Stones Abutters Hearing**

Respectfully submitted by Rev. Olivia Holmes, Clerk

Attachment: Final Stepping Stones Presentation to the Planning Board dated 2/2/21.