



Master Plan Forum


Temple Planning Board

May 2, 2023



What is a Master Plan?

- ▶ RSA 674:1 requires the Planning Board to prepare and amend a Master Plan “from time to time”, authorized by RSA 674: 2-4.
- ▶ A Master Plan is a guide to development, taking into consideration character, physical form, and growth.
- ▶ It provides an opportunity for the community to look ahead, set goals, and map out plans for the future.
- ▶ It is not legally-binding, but the validity of zoning regulations can be challenged without it
- ▶ Sections are adopted or amended by the Planning Board after public hearing(s) – NOT Town Meeting (RSA 673:3)
- ▶ Public participation in the development and updating of the Master Plan is very important.



What is a Master Plan in New Hampshire?

- In short, a Master Plan Is:
 - A guide to the future
 - A reference document
 - A summary of local actions
 - A source of information
- A Master Plan is NOT:
 - A land use regulation
 - A rezoning process
 - A capital improvement program/budget
 - A property tax revaluation process

The Master Plan can inform and guide these, but it does not replace these processes


The Master Plan is a source of information that includes current data and trends in the community. It provides guidance to local officials when making decisions on budgets, ordinances, capital improvements, zoning/site plan review/subdivision matters and other growth related issues.

**From Radically Rural Master Plan webinar.*



Why Have a Master Plan?

- ▶ A Master Plan is required in order to :
 - ▶ Enforce a zoning ordinance
 - ▶ Utilize innovative land use controls (e.g. Conditional Use Permits)
 - ▶ Manage growth via ordinances and timing of development
 - ▶ Create a capital improvements program
- ▶ In other words, it's a good idea to plan for the future of your town



RSA 674:2: “The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to guide the board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.”

What is in a Master Plan?

Required for Zoning per RSA

► Vision Section:

Statements that articulate the wishes of the residents, including guiding principles and priorities to implement the vision (formerly known as Goals and Objectives)

► Land Use Section:

Translates the vision into physical terms; based on population, economic activity, and natural, historic and cultural resources. Shall show existing conditions and the proposed location, extent and intensity of future land use

Optional

- Transportation
- Community Facilities
- Economic Development
- Natural Resources
- Recreation
- Utility and Public Services
- Cultural and Historic Resources
- Regional Concerns
- Neighborhood Plan
- Community Design
- Population and Housing
- Energy
- Implementation

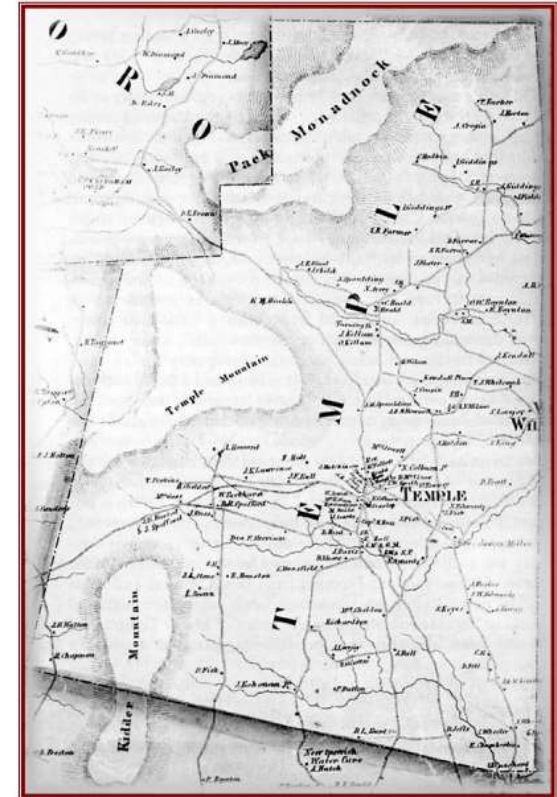
What does
Temple's
Master Plan
Look Like
Now?

TOWN OF TEMPLE, NH

M
A
S
T
E
R

P
L
A
N

2
0
1
9



ADOPTED BY THE TEMPLE PLANNING BOARD ON DECEMBER 3, 2003
AS AMENDED THROUGH JANUARY 16, 2019

Table of Contents

TABLE OF CONTENTS

BASIC STUDIES

	DATE
1. INTRODUCTION	2003
2. VISION STATEMENT	2018
3. POPULATION AND HOUSING	2019
4. COMMUNITY FACILITIES	2003
5. ECONOMIC DEVELOPMENT	2019
6. CONSTRUCTION MATERIALS	2003
7. TRANSPORTATION	2019
8. HISTORICAL RESOURCES	2003
9. NATURAL RESOURCES	2003
10. NATURAL RESOURCE INVENTORY	2005
11. OPEN SPACE PLAN	2008
12. ENERGY CHAPTER	2010

FUTURE LAND USE PLAN

13. EXISTING LAND USE ANALYSIS	2003
14. FUTURE LAND USE	2003

LIST OF MAPS

<u>MAP</u>	<u>FOLLOWING CHAPTER</u>
HOUSING DENSITY	POPULATION & HOUSING ANALYSIS
ZONING & COMMUNITY FACILITIES	COMMUNITY FACILITIES
CONSTRUCTION MATERIALS (SAND, GRAVEL, & ROADFILL)	CONSTRUCTION MATERIALS
TRANSPORTATION MAP	TRAFFIC & TRANSPORTATION
CRASH HISTORY MAP	TRAFFIC & TRANSPORTATION
AQUIFERS, HYDRIC SOILS & WETLANDS	NATURAL RESOURCES
STRATIFIED DRIFT AQUIFERS WITH WATERSHEDS/BASINS, REGIONAL	NATURAL RESOURCES
CONSERVATION LANDS/EASEMENTS	EXISTING LAND USE
EXISTING LAND USE	EXISTING LAND USE
DEVELOPMENT CONSTRAINTS	EXISTING LAND USE



What sections are we reviewing and updating this year?

Natural Resources (2003)*

Vision Statement (2018)**

Population and Housing (2019)

Land Use - Existing and Future (2003)**

Economic Development (2019)

Master Plan Implementation (NEW)

*Delegated to the Conservation Commission

**Required per RSA 674:2



Natural Resources Section (2003)

Current version includes information related to:

- Surface Water
- Wetlands
- Watersheds
- Aquifers
- Land
- Soils
- Slopes
- Forests
- Wildlife Inventory
- Natural Recreation Areas
- Conservation Easements
- Current Use
- Agriculture
- Maps (Aquifers, Open Space, Conservation)

“This section of the Master Plan is intended to address the “preservation, conservation, and use of natural and [hu]man-made resources.” as provided by RSA 674:2. The essential purpose developing this section of the Master Plan is twofold: (1) to enable the Planning Board to make better-informed decisions as to the development potential (or lack thereof) of certain land areas; and (2) to supply the Board and the town with information and knowledge about sensitive lands and important natural and/or human-made features that may need special protection.”



2023 Natural Resources Section Update

Started in 2022, the Scope of Work includes updating Maps, Fields Surveys, and the Wildlife Inventory. There will be a public presentation of the findings:

NRI Maps

- Base Map
- Water Resources
- Wildlife Resources
- Agricultural Resources
- Forest Resources
- Conservation & Public Lands

A written **report** includes:

“Surface waters and wetlands, watersheds, floodplains, stratified drift aquifers, critical wildlife habitats, unfragmented lands, known exemplary natural communities and species of conservation concern, highest ranked habitats, significant agricultural lands, and current conserved lands. The report will also include recommendations for natural resources protection and conservation planning.”

Vision Statement (2018)

This section, per RSA 674:2:

“serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.”

The current Vision Statement was adopted in 2018 after a town wide survey. Over 200 responses were received, with results presented to the public in June of 2018.

VISION STATEMENT (2018)

VISION:

- Temple should remain a rural town with a mix of forests, streams, wetlands, open space and farmland. Agriculture, forestry, trails and outdoor recreation should be encouraged to maintain Temple's rural character.
- Temple should have a sense of community that is the core of its rural character. The village should be retained as the center of the town's social, political, and cultural life. The town common, historic buildings, monuments, and cemeteries should be preserved for future generations. The town's public elementary school should be retained as an integral part of the community.
- Temple's residents should have a diversity of socio-economic backgrounds and ages. Housing stock should be primarily owner occupied. Housing types and costs should vary. Temple should provide reasonable housing opportunities for low- and moderate-income residents.
- Home businesses should be allowed and encouraged. Other businesses which have a scale and impact compatible with the town's rural character should be allowed when authorized by special exception. All business, housing and other structures should be developed and integrated into the town's working landscape, be environmentally suitable, and be acceptable to neighboring residents. Sustainable practices, including renewable energy, should be encouraged.
- Temple should provide for fire, police, and emergency response support for its residents and businesses. Temple should provide a sound infrastructure of roads, bridges, and public buildings. Temple should coordinate with electrical and communications utilities to facilitate meeting the needs of its residents and businesses.
- Temple should provide protections for its natural environment including surface waters, aquifers, mountain ridges, view sheds, dark skies, and quiet background noise levels. Permanent preservation of undeveloped or sensitive land or water areas should be encouraged through conservation easements and purchases by private and public entities. Creative land development processes requiring permanent open space and agricultural uses should be encouraged to support the town's desire to retain open space.



Population and Housing Section (2018)

“Planning for the impacts of population changes as they relate to housing availability is an integral part of the master planning process. By studying historical trends, insight can be gained to prepare for future needs.”

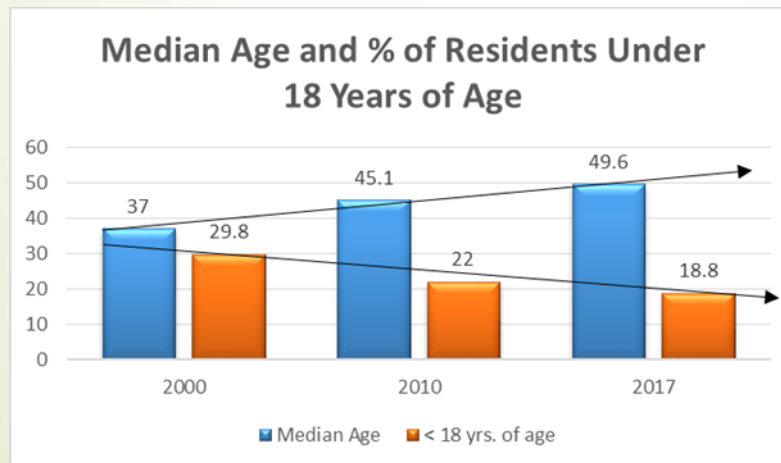
“Following two important NH Supreme Court cases*, the concept of equal opportunity housing is now firmly established in the master plan process. In short, every town must, through its Master Plan, address the current and future housing needs of all its residents; and in doing so must consider the housing situation in its neighboring towns as well.”

* Soares v. Atkinson, 128 NH (1986) and Britton v. Town of Chester, 134 NH (1991).

Population Data

Last updated in 2018, the sources utilized were 2010 US Census Data, the American Community Survey 5-year estimates, data from NH OSI (now OPD), NH Housing, and Town records.

The 2023 update will take into account 2020 Census data, including population projections.



The median age in Temple increased from 37 years old to 49.6 years old between 2000 and 2017.

The percent of residents under the age of 18 dropped significantly during the same time period; 29.8% of the total population in 2000 to 18.8 % in 2017.

Income Data related to Population

From the 2019 Population Section:

“According to the most recent figures from the US Census Bureau ACS 5-year estimates, Temple has a higher income average than the State and County for the median household and median family incomes, but a lower average in per capita income.”

	Median Household Income	Median Family Income	Per Capita Income
Temple	\$72,143	\$93,976	\$32,180
Hillsborough County	\$71,244	\$85,966	\$35,242
New Hampshire	\$66,779	\$81,726	\$37,499

Source: United States Census Bureau American Community Survey (ACS) 5-Year Estimates 2011-2015

Temple has “a much lower poverty rate over the last few years than other state and county figures” at 6.4%. The 2015 county rate was 8.8%, and the state poverty rate was 8.9%.

Housing Data

“The enabling statute relative to the development of Master Plans (RSA 674:2) requires that the housing section address current and future housing needs of all residents, at all income levels, of the town and the region in which it is located.”

The data collected in the current version is from 2015, and includes:

- Building Permits for New Homes (2010-2015)
- Housing Units and Trends
- Types of Housing
- Age of Housing
- Housing Tenure (Rental vs. Owner Occupied)
- Housing Needs and Opportunities by Zoning District
- Affordability
- Future Housing Needs

Housing Tenure

	Owner Occupied			Renter Occupied		
	2000	2010	2015 *	2000	2010	2015*
Total Occupied Units	369	433	471	71	70	41
Percent of Occupied Units	83.9%	86.1%	92.0%	16.1%	13.9%	8.0%
Average # of People per Unit	2.9	2.5	2.8	2.8	2.7	2.6

Sources: U. S. Census Bureau 2011-2015 (ACS) 5-Year Estimates*; other data from US Census 2000 and 2010.

Affordability of Housing in Temple

“This section looks at the monthly cost of housing, income levels and percentage of income spent on housing, and other factors that help determine housing affordability.”

	2015* Median Family Income	80% of 2015* Median Family Income	50% of 2015* Median Family Income
Annual Income (gross)	\$93,976	\$75,181	\$46,988
30% of income(gross) (to spend on housing)	\$28,193	\$22,554	\$14,096
Purchase price affordable at 4.25% for 30 years**	\$322,902	\$251,553	\$147,961

Source: Zillow Affordability Calculator
** U. S. Census Bureau 2011-2015 (ACS) 5-Year Estimates Table DP03*
***includes 2015 property tax rate of 2.6%, home insurance of \$800/yr. \$10,000 cash on-hand, mortgage insurance of \$188/mo., and \$250 other monthly debt.*

According to Realtor.com, the median listing home price in Temple is currently \$664.9K. There are five properties for sale, one is land for sale at \$225K, the other five are homes range in price from \$659.9K to \$799K.



Future Housing Needs & the Regional Housing Needs Assessment (RHNA)

RSA 36:47 empowers all Regional Planning Commissions in the state of NH to complete a Regional Housing Needs Assessment periodically. Our Regional Planning Commission, Southwest, last completed an assessment in 2014.

An update to the RHNA began in 2022 and was completed in March 2023 using data collected from the 2020 Census, American Community Survey 5-year estimates, NH Housing Finance Authority (NHHFA), and state and regional housing data.

More information about the RHNA assessment in the SWRPC region, including a DRAFT of the report, can be found at <https://www.swrpc.org/housing/>.

Some of the data in the RHNA will be included in the Temple Master Plan updates.



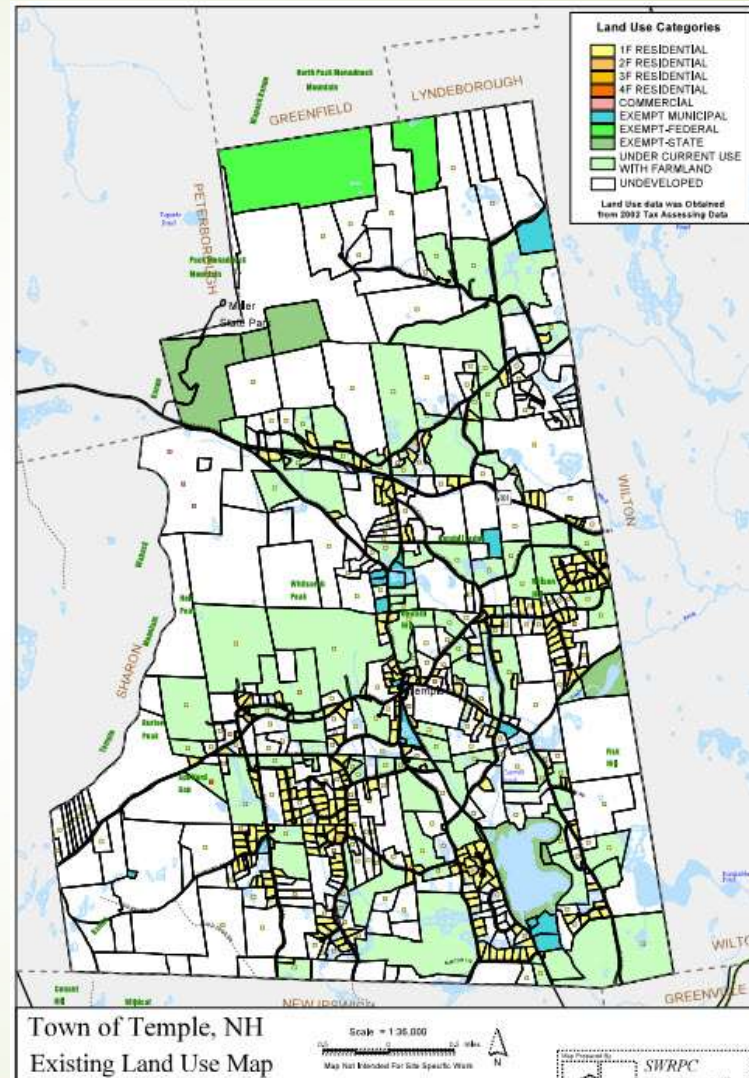
Existing Land Use Chapter (2003)

“This chapter describes the pattern of existing land uses in Temple and analyzes the changes that have taken place in the land use pattern since 1984, the date of the last land use analysis for Temple. Maps are used to identify the areas of town that have been developed, the kind of development that has occurred, and the relationship of one land use to another. This information provides the baseline necessary to evaluate the appropriateness of future development and the availability of suitable land for such development.”

General Land Use categories include:

- Residential
- Public/Semi-public
- Agricultural
- Commercial
- Industrial
- Home Based Business
- Road Network
- Protected Lands
- Undeveloped

Temple Existing Land Use Map (2003)



Existing Land Use Analysis

“Temple has a total land area of approximately 22.3 square miles, or 14,241 acres. Surface water accounts for approximately 185 acres. As of 2003, roughly 26 percent was developed for one of the uses described earlier. The following table compares the estimates of land use between 1979 and 2002.”

TABLE #24:
EXISTING LAND USE IN TEMPLE, 1979 AND 2002

LAND USE	TOTAL ACRES		% OF DEVELOPMENT		% OF TOTAL LAND	
	1979*	2002	1979*	2002	1979*	2002
DEVELOPED:						
Residential (Single & multi-family)	255	1,312	9.7	35.6	1.8	9.2
Commercial/Industrial	11	312	0.4	8.5	0.1	2.2
Public/Semi-Public	195	195	7.4	5.3	1.4	1.4
Recreational	560	596	21.2	16.2	3.9	4.2
Agricultural	1,315	964	49.8	26.1	9.2	6.8
Roads and Highways	305	309	11.5	8.4	2.1	2.2
TOTALS	2,641	3,688	100	100	18.5	26.0
TOTAL AREA	14,241	14,241			100	100
TOTAL DEVELOPED LAND	2,641	3,688			18.5	26.0
TOTAL SURFACE WATER	185	185			1.3	1.3
TOTAL UNDEVELOPED LAND	11,415	10,368			80.2	72.7

* - Existing land uses and their acreages are “best estimates”. They are based on on-site examinations, maps,

The analysis of existing land use in Temple in 2002 was performed using Geographic Information System (GIS) technology with 2002 tax assessing data from the town

Limits to Development

Not all land is suitable for development.

Development is limited by the public's desire to protect the quality of life and property values of existing residents. This public *will* is ideally expressed in the town's land use regulations, and is the central purpose of this planning document.

**TABLE #25:
LIMITS TO DEVELOPMENT**

Constraint	Total Acres	% of Total Land Area	Undeveloped Acres	% Undeveloped Area
Total land area	14,241	--	10,368	72.8%
Slopes between 15% - 25%**	203.2	1.4%	5.1	0.05%
Slopes between 15% - 50%**	5,655.0	39.7%	4,462.4	43.0%
Poorly/very poorly drained (Hydric soils)	987.8	6.9%	760.0	5.3%
Wetlands*	366.1	2.6%	271.9	2.6%
Aquifer	2,239.8	15.7%	1,767.7	12.4%
Shallow to bedrock soils (Less than 40 inches)	3,858.2	27.1%	2,923.1	28.2%
Shallow to water table (Less than 1.5 feet)	2,023.7	14.2%	1,525.7	14.7%

* U.S. Fish & Wildlife Service National Wetlands Inventory & USGS Wetlands Data

Economic Development (2018)

This section provides an overview of Temple's municipal finances, as well as selected information regarding the labor force.

The challenge is to balance demographic pressures with demands for economic and community development while preserving the overall character of the town that adds to the quality of life for residents.

Data presented in this chapter includes:

- Temple Business Demographics
- Employment Data
- Educational Attainment
- Land Valuation and Taxation

Temple Valuation and Tax Rate 2007-2016

	Assessed Property Valuation	Total Tax Rate per \$1000 (Local)
2007	158,732,385	17.70
2008	159,566,468	19.58
2009	\$151,434,245	21.12
2010	\$151,796,734	21.26
2011	\$153,506,579	21.94
2012	\$152,478,159	23.34
2013	\$151,921,489	24.50
2014	\$139,799,959	25.61
2015	\$139,771,688	26.02
2016	\$140,120,067	25.02

Source: NH Dept. of Revenue Administration (NNetwork)



Future Land Use Plan (2003)

“The Future Land Use Plan is the core of a comprehensive planning program. It is this document that reflects the best thinking and wishes of Temple residents regarding all future development in town.”

The Future Land Use Plan sets out the Goals, Policies, and Objectives for:

- Land Uses
- Community Facilities
- Economic Development
- Traffic and Transportation
- Housing
- Conservation and Preservation

The Plan is intended not as an edict, but rather to serve as a guide for the community as a whole to use in shaping its future over a period of years to come. It is therefore sufficiently general to permit wide interpretation without damage to its basic intent, sufficiently flexible to allow modification as conditions change, and reasonable enough to encourage good, enforceable legislation with due respect to the rights of all.

Excerpts from Temple Future Land Use Plan

The Future Land Use Plan contains three levels of planning components:

1. Broad, general goals to be followed for the Town's future development.
2. Policies related to the Basic Studies in:

Land Use	Community Facilities
Economic Development	Traffic and Transportation
Housing	Open Space and Preservation
3. Specific objectives for action that will help the Town achieve the goals and policies.

Implementation of the goals, policies, and objectives can be accomplished in a number of ways; some items would require no more than official endorsement by the Selectmen. Others, however, would require amendments to the Zoning Ordinance and/or the Subdivision and Site Plan Review Regulations in order to be realized.

Purpose

The purpose of this Plan is to make and document recommendations for the desirable development of the community, including:

- ◆ Streets and transportation facilities.
- ◆ Location of public buildings, properties, and utilities.
- ◆ A zoning plan for control of the uses and siting of private, commercial, and public structures, and of population density.
- ◆ Steps necessary to preserve valued features, clean water, and a safe environment.

The Plan provides guidance for the accomplishment of coordinated and harmonious development in order to promote:

- ◆ Health, safety, security, and general welfare.
- ◆ Efficiency and economy in the process of development.
- ◆ Good civic design.
- ◆ Wise and efficient expenditure of public funds.

As part of the HOP project, an assessment will be conducted to determine whether any of the objectives contained in the Future Land Use Plan have yet been implemented through land use regulations.

Future Land Use Plan – Housing (2003)

Housing

GOAL: *Ensure that adequate, safe, and sanitary housing for all existing and future residents is achievable in Temple.*

POLICIES:

1. Implement and administer the land use regulations so that there are no regulatory barriers to the provision of a range of housing types in a variety of price categories.
2. Support the preservation and maintenance of the existing and future housing stock through public and private actions.
3. Encourage the private sector to remove or rehabilitate all substandard housing.
4. Provide for diversity and flexibility in residential development without compromising rural character.
5. Support the development of adequate elderly housing.

OBJECTIVES:

1. Periodically conduct a housing inventory within Temple, including characteristics such as the number of single and multi-family houses; the age and condition of houses; trends in the area real estate market; and rental versus ownership rates. SELECTMEN, PLANNING BOARD
2. Assess the impact of regional development and land use regulations in neighboring towns on housing demands for Temple. PLANNING BOARD
3. Amend the Zoning Ordinance to allow congregate housing for the elderly in residential areas. PLANNING BOARD



Master Plan Implementation Chapter (New)

The implementation section of a master plan is one of the most important sections but yet it is most likely to be overlooked or not included.

The purpose of the implementation section is to identify realistic and achievable actions that may be taken to further the community's plan as outlined in the vision statement.

It should consist of recommendations for the codes, ordinances, regulations, or amendments to existing codes and ordinances that are considered necessary to assure that the plan is carried out or implemented.

However, codes and ordinances are not the only means available to implement a plan.

Implementation Action Items

The implementation matrix should serve the following three functions:

- A framework for working on priorities and identifying partners.
- A tracking mechanism to record progress or revise priorities.
- A planning tool to help the community and other partners choose specific strategies or action items to pursue in reasonable timeframes to help focus efforts and achieve results.

ACTION	TIMEFRAME (COMPLETION DATE)	BUDGET ALLOWANCE	LEAD PARTY	OTHER PARTNERS	FUNDING SOURCE
TOWN-WIDE RECOMMENDATIONS					
Include new rules and standards that prohibit development in the 500-yr floodplain.	Near Term (2016)	See Budget Allowance	Planning Board	Community Development Department	N/A
Include tree preservation and buffer standards for protecting mature tree stands throughout the study area.	Near Term (2016)	See Budget Allowance	Planning Board	Open Space Task Force, Community Development Department	N/A
Include new rules and standards that incorporate open space as a meaningful component of new development. Open space could be used for tree preservation, stormwater retention, recreation, animal habitat protection, or preserving scenic views.	Near Term (2016)	See Budget Allowance	Planning Board	Conservation Commission, Open Space Task Force, Community Development Department	N/A
Include new rules and standards that reduce the amount of impervious surface for a development. This is a very cost-effective and environmentally-sensitive method for reducing stormwater runoff.	Near Term (2016)	See Budget Allowance	Planning Board	Community Development Department, Public Works Department	N/A
Fund a purchase of development rights program that allows landowners the opportunity to voluntarily sell their development rights on a parcel for permanent conservation.	Near Term (2016)	\$100,000 - \$200,000 (Annual, Demand-Driven)	Town Council	Conservation Commission, Open Space Task Force, Community Development Department	General Fund
Adopt a form-based code for the study area that consolidates, simplifies, and updates zoning and subdivision language to implement the vision and supporting recommendations from the comprehensive master plan.	Near Term (2016)	\$200,000 - \$250,000	Planning Board	Planning Board, Zoning Board of Adjustment, Community Development Department	General Fund
Provide incentives for preserving historic buildings in the study area, which take advantage of the uniqueness of these sites and buildings for creating cool spaces.	Near Term (2016)	In-House Resources (Policy) / \$10,000 - \$20,000 (Matching Grant)	Town Council	Heritage/Historic District Commission, Community Development Department	General Fund, Grant Opportunities
Permit accessory dwelling units in growth sectors (G1 - G4) depicted on the Conservation & Growth Map. These units encourage greater housing choice for young adults, new families, and elderly residents in the study area.	Concurrent Action (2013)	In-House Resources	Planning Board	Housing Task Force, Community Development Department	N/A
Include new standards in a form-based code that promotes neighborhood diversity and greater housing choice to meet the needs of young adults, new families, and elderly residents.	Near Term (2016)	See Budget Allowance for Form-Based Code	Planning Board	Housing Task Force, Community Development Department	N/A

**Sample chart from the OPD Guide.*



Updating the Master Plan

- ▶ Revisions to the Master Plan are recommended every 5-10 years.
- ▶ It can be done by section, gradually over time, or all at once if there is a significant change to the landscape in a community.
- ▶ When town's don't have planning staff, they may hire a planning consultant(s).

How do you Update your Master Plan?

- **Steering Committee**
 - Advisory role during the master planning process
 - Works with Town staff/consultants
 - Can be a community's Planning Board, but the group should represent all areas in the municipality as much as possible
- **Public Participation**
 - Visioning & existing conditions review
 - Focus groups (important topics)
 - Review draft plan
 - Present final plan



Steps to Updating the Master Plan

Once the Steering Committee is formed:

1. Revisit the Vision Statement by engaging the public and reviewing the goals and objectives.
2. Update your data by preparing a community assessment and existing land use map.
3. Analyze your data to formulate future development scenarios based on the vision statements, community assessment and land use maps.
4. Evaluate future development scenarios.
5. Select a preferred development scheme (the future land use map) and prepare and adopt a plan.

After a public hearing and Planning Board adoption of the amendments to the Master Plan:

6. Implement the plan.
7. Review the plan periodically.
8. Amend and update the plan as needed.

Engage the public throughout the process.



Questions/Comments

Temple's Master Plan can be found on the TempleNH.org website:
<https://www.templenh.org/planning-board/pages/master-plan-2019>

Sources utilized for this presentation:

- NH RSA 674:2 Planning and Zoning, Master Plan
<https://www.gencourt.state.nh.us/rsa/html/lxiv/674/674-2.htm>
- Master Planning in NH Information Guides
[Master Planning | Planning Division | NH Office of Strategic Initiatives](#)
- Radically Rural Master Planning Roundtable
<https://www.radicallyrural.org/radically-rural-roundtable/>