



PLAN NH
Visioning *for* Sustainable Communities






Temple Charrette

October 14-15, 2022



Who is Plan NH?



-  *Vision* of healthy and vibrant communities across the State
-  *Mission:* to foster excellence in planning, design, and development of New Hampshire's *built environment*
-  *Strategy:* to share information and inspiration for how community design and the built environment can contribute positively to where we live, work, and play

What is a Plan NH Charrette?



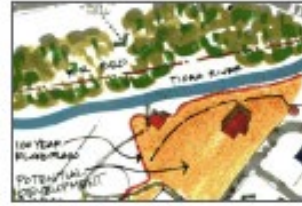
ALLENSTOWN 2011



ASHLAND 2011



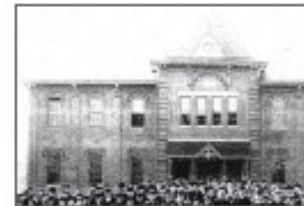
BARNSTEAD 2006



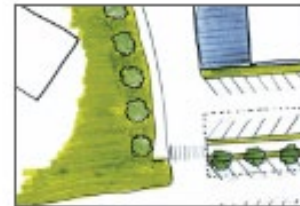
BELMONT 1996



BELMONT 2010



FARMINGTON 1998



FRANKLIN 1997



BERLIN-GORHAM 2002



BRADFORD 1998



BRISTOL 2008



BRISTOL 2018



CANAAN 2000



GREENFIELD 1997



GREENFIELD 2014



CANDIA 2005



CHICHESTER 2014



COLEBROOK 2010



DEERFIELD 2000



EXETER 2010



FRANKLIN FALLS 2006



GILMANTON 2000

What is a Plan NH Charrette?



- 🧠 Brainstorming session grounded in planning and design and focused on the built environment
- 🧠 Two-day exercise utilizing an interdisciplinary team of volunteers
- 🧠 Response to an application from a town or city and their identified design challenge

Who are our volunteers?

- 🏗️ Designers, planners, engineers, preservationists, and other development professionals
- 🏗️ Individuals passionate about the built environment and giving back to the Granite State
- 🏗️ Teams are built to meet the unique design challenges of the host community



“I love these small NH towns and helping them thrive.”

-volunteer traffic engineer

What does the Charrette look like?

🏠🌱 Intensive 2-day schedule

🏠🌱 Day 1

- Tour of the target area
- Stakeholder meeting
- Community input session #1
- Community input session #2

🏠🌱 Day 2

- Team work session
- Final report out



Meet the Charrette Team

- 👤 Tiffany Tononi McNamara, Executive Director
- 👤 Brian Pratt, Fuss & O'Neill
- 👤 Sarah Wrightsman, New Hampshire Housing
- 👤 Jason Plourde, VHB
- 👤 Jodie Nazaka, City of Manchester
- 👤 Carol Ogilvie, Planning Consultant
- 👤 Ivy Vann, Planning Consultant
- 👤 Randy Knowles, The Dubai Group
- 👤 Chris Saras, GPI
- 👤 Robin LeBlanc, RHL Strategies
- 👤 Chris Kennedy, Mayor Kennedy Architects
- 👤 Brian Gehris, Milestone Engineering and Construction
- 👤 Steve Hebsch, Lavallee Brensinger Professional Architects
- 👤 Mike Simoneau, Fuss & O'Neill



Why Plan NH Came to Temple

🏡 Town of Temple CAC Submitted Application in April 2022

🏡 Three Areas of Opportunity/Focus

- Addressing the parking challenges in the village center and enhancing the usability of the area for community gatherings, civic engagement, historic preservation, and economic development. This includes a recommendation on the optimum location for our Town Highway Department facilities, based on residents' desires for the village center.
- Re-imagining the town properties in the focus areas, with sustainable recreational and social opportunities that will invite all residents to gather and participate in community life.
- Creating an affordable housing neighborhood with agriculture and sustainability in mind, that will encourage diverse multi-generational housing options. The town is seeking creative zoning development incentives to present to town residents.

Letters of Support

 250th Anniversary Fund Advisory Committee

 Select Board

 Budget Advisory Committee

 Capital Improvements Planning Committee

 Conservation Commission

 Community Advisory

 Historic District Commission

 Temple Land Use Research Committee

 Library Trustees

 Planning Board

 Recreation Commission

 Renewable Energy Task Force

 Town Hall Advisory Committee

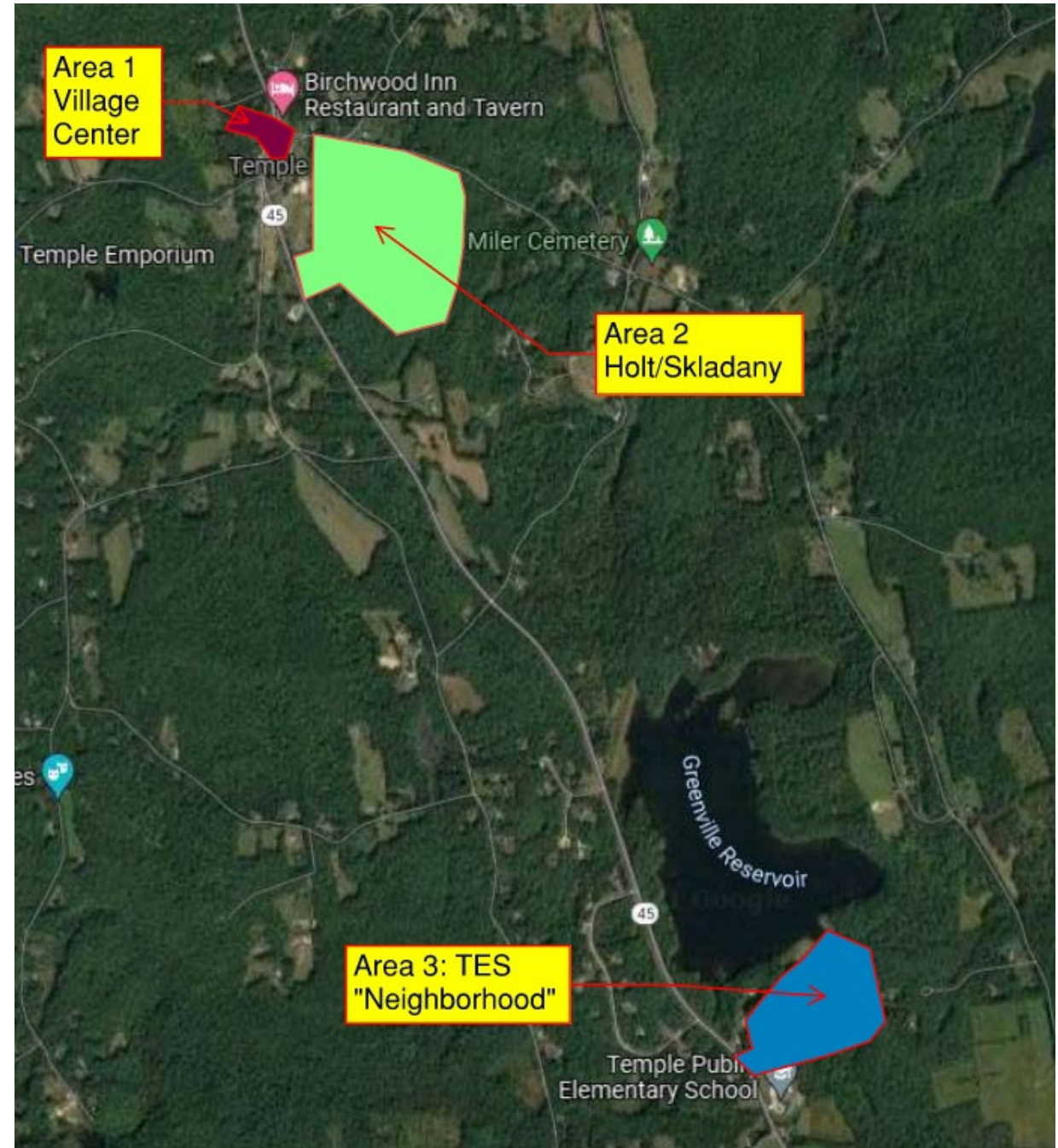
 Village Green Committee

 Zoning Board of Adjustment

Overall Project Area

Three Distinct Areas

- Area 1: Village Center
- Area 2: Holt/Skladany Property
- Area 3: Temple Elementary School “Neighborhood”



What We Saw



 We took a tour Friday morning of all three parcels

What we Heard from You: Area 1: Village District



- 🏡 Active, quaint, charming, historic, small town feel
- 🚗 Parking Concerns. People don't know where to park
- 🚶 Safety concerns for pedestrians, vehicle speed
- 🏠 Relocation of DPW shed – Mixed opinions
- 🏡 Temple Pride!

What You Would Like to See: Area 1: Village District



- 🌱🏠 Options for Parking Improvements
- 🌱🏠 Pedestrian Safety Improvements
- 🌱🏠 Lighting Improvements
- 🌱🏠 Preserve Aesthetic/Greenspace
- 🌱🏠 Relocate DPW Shed – Mixed Opinions
- 🌱🏠 Do Nothing

What we Heard from You: Area 2: Skladany/Holt Property



- 🏡🌿 Topographic and wetland challenges
- 🏡🌿 Potential for DPW shed relocation – mixed opinions
- 🏡🌿 Perfect for recreation, trails, etc.
- 🏡🌿 Potential for some housing

What we Heard from You: Area 3: TES “Neighborhood”



- 🏫🌿 Close to school, field, elementary school & reservoir
- 🏡🌿 Potential site for neighborhood housing
- 🏫🌿 Potential for solar array
- 🏡🌿 Potential for recreation



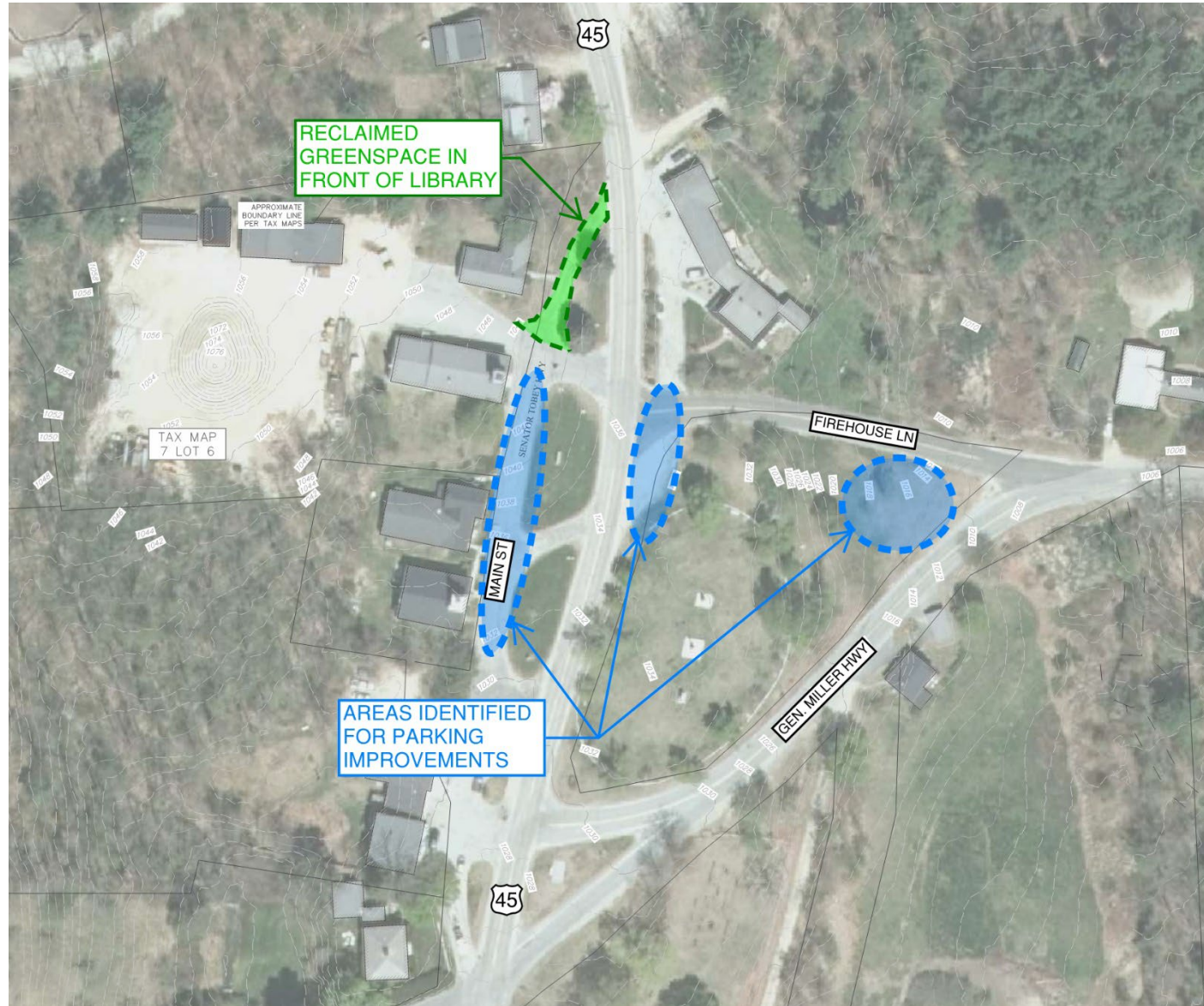
Existing Village Center



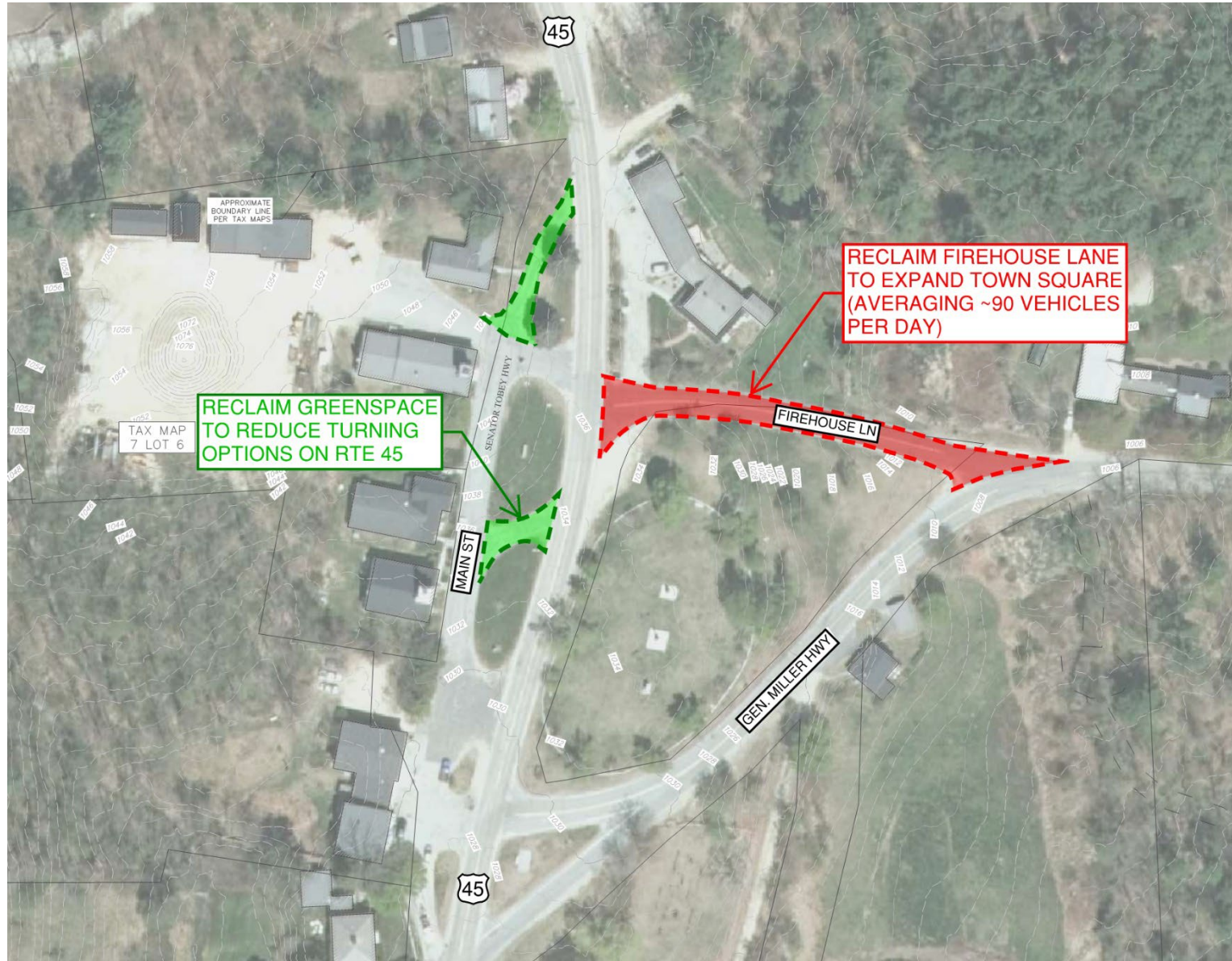
Opportunities:

- Re-organize parking needs
- Complete Streets to help promote traffic calming and promote multimodal mobility (consistent with Master Plan)
- Increase visibility/safety with lighting options

Existing Village Center



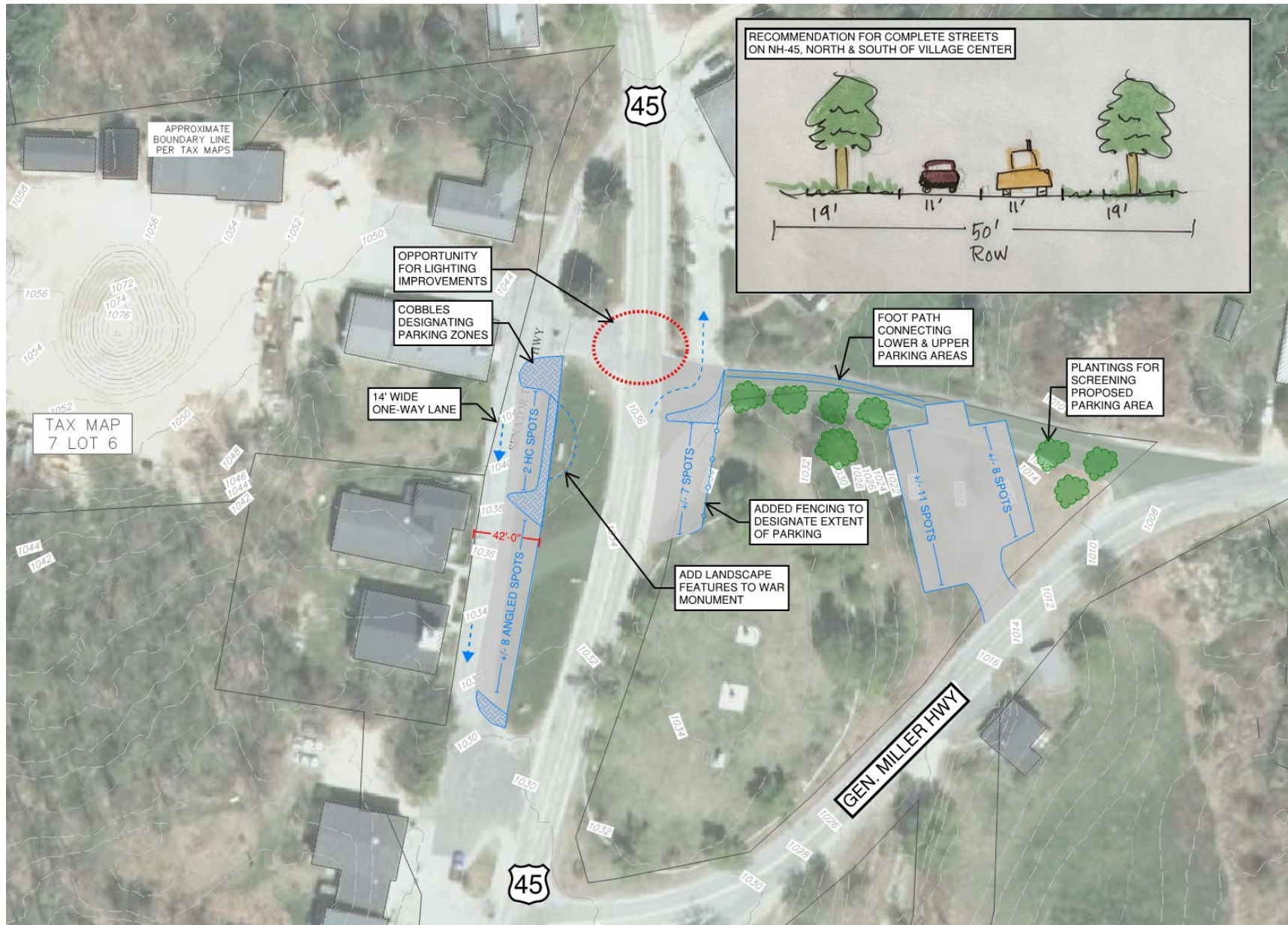
Village Center Recommendations



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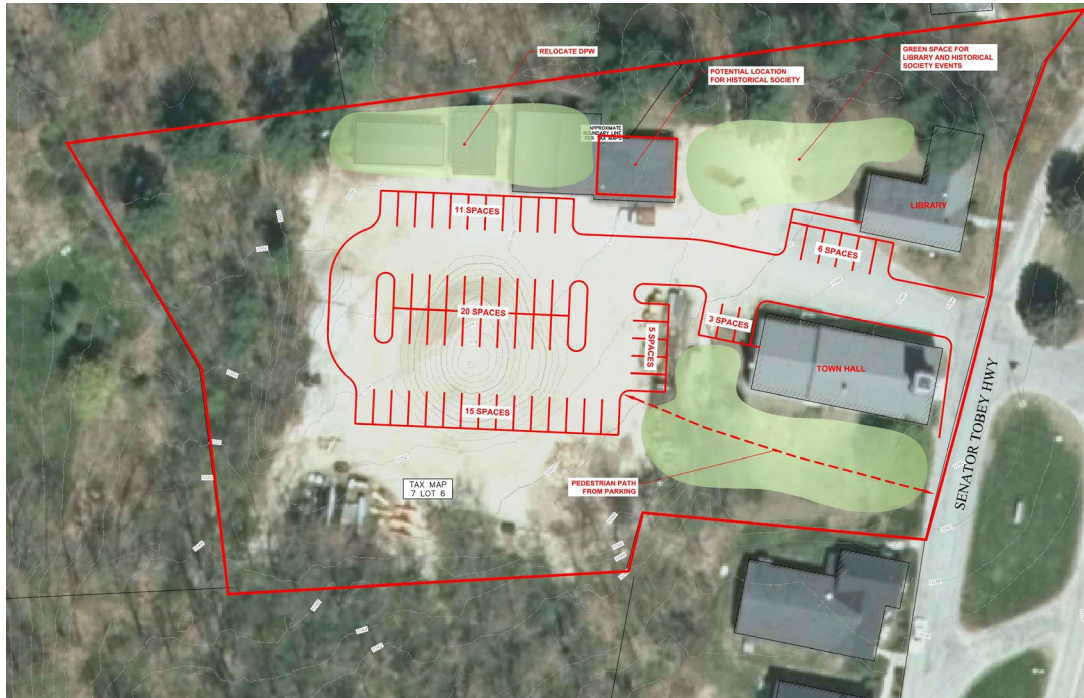


Village Center



- 🏛️ Organize parking by Library and Town Hall
- 🌿 Create green space behind Library to be used for events
- 🏛️ DPW buildings remain
- 🏛️ Look at potentially moving sand pile to allow for more flexible parking

Village Center



- 🏠🌿 Relocate DPW to new site, creating a potential space for the Temple Historical Society
- 🏠🌿 Creates parking for approximately 60 vehicles
- 🏠🌿 Several areas for potential green space
- 🏠🌿 Pedestrian path from parking to Main Street

Area 2: Skladany/Holt



Area 2: Skladany/Holt



Area 2: Skladany/Holt



65 +/- Acres

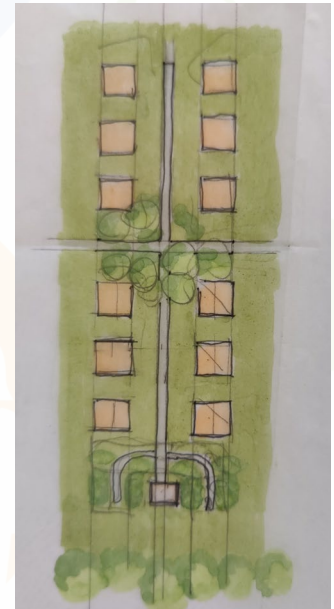
Assumes 60% Upland

$65 \times 60\% = 39 \text{ Acres} \div 3 \text{ Acres} = 13 \text{ Homes}$

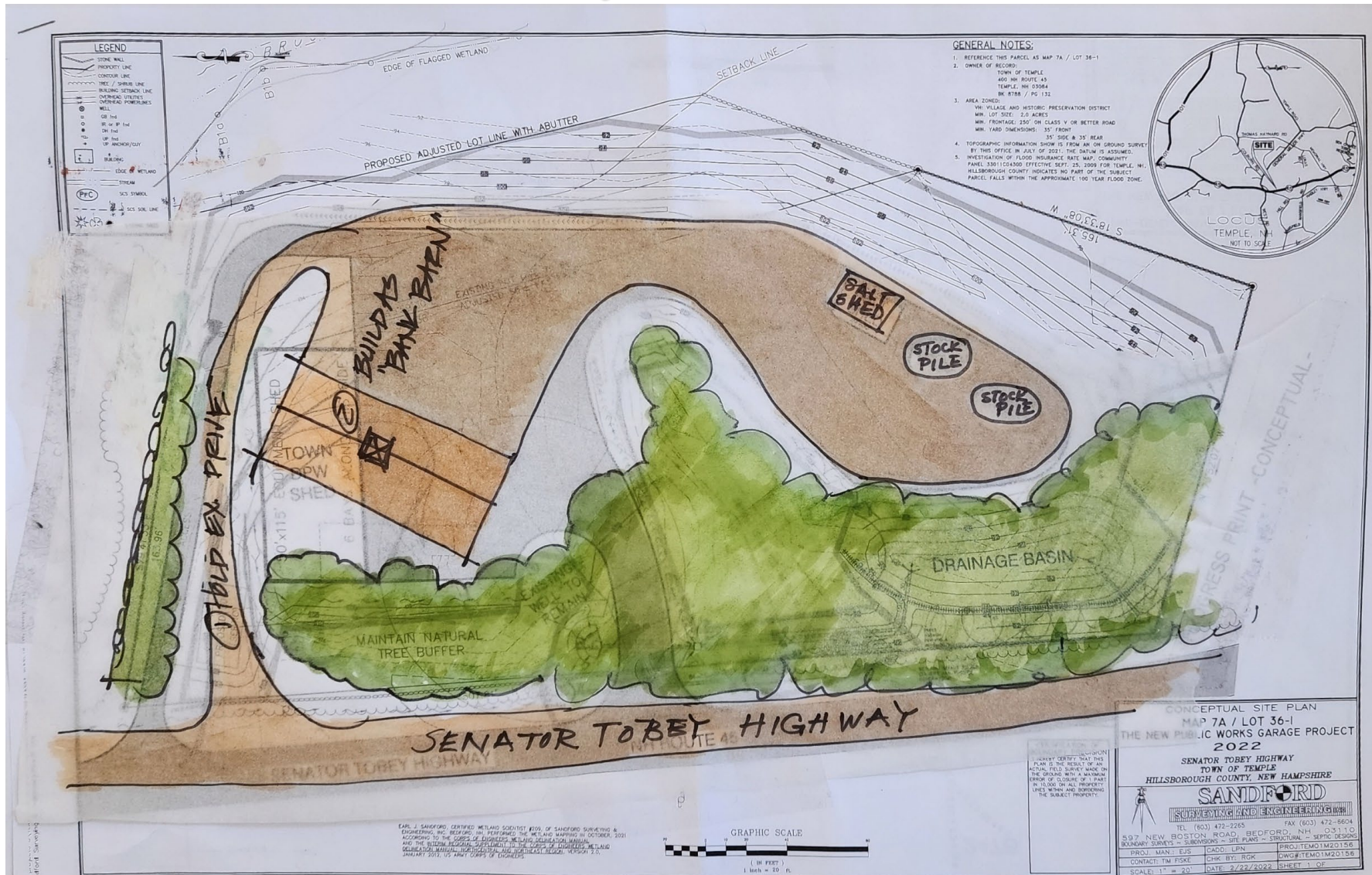
$13 \times 4 \text{ Bedrooms} = 52$

$52 \div 2 \text{ Bedrooms} = \text{Possible } 26 \text{ Homes (2 Bedrooms)}$

Layout Shows 24 Units



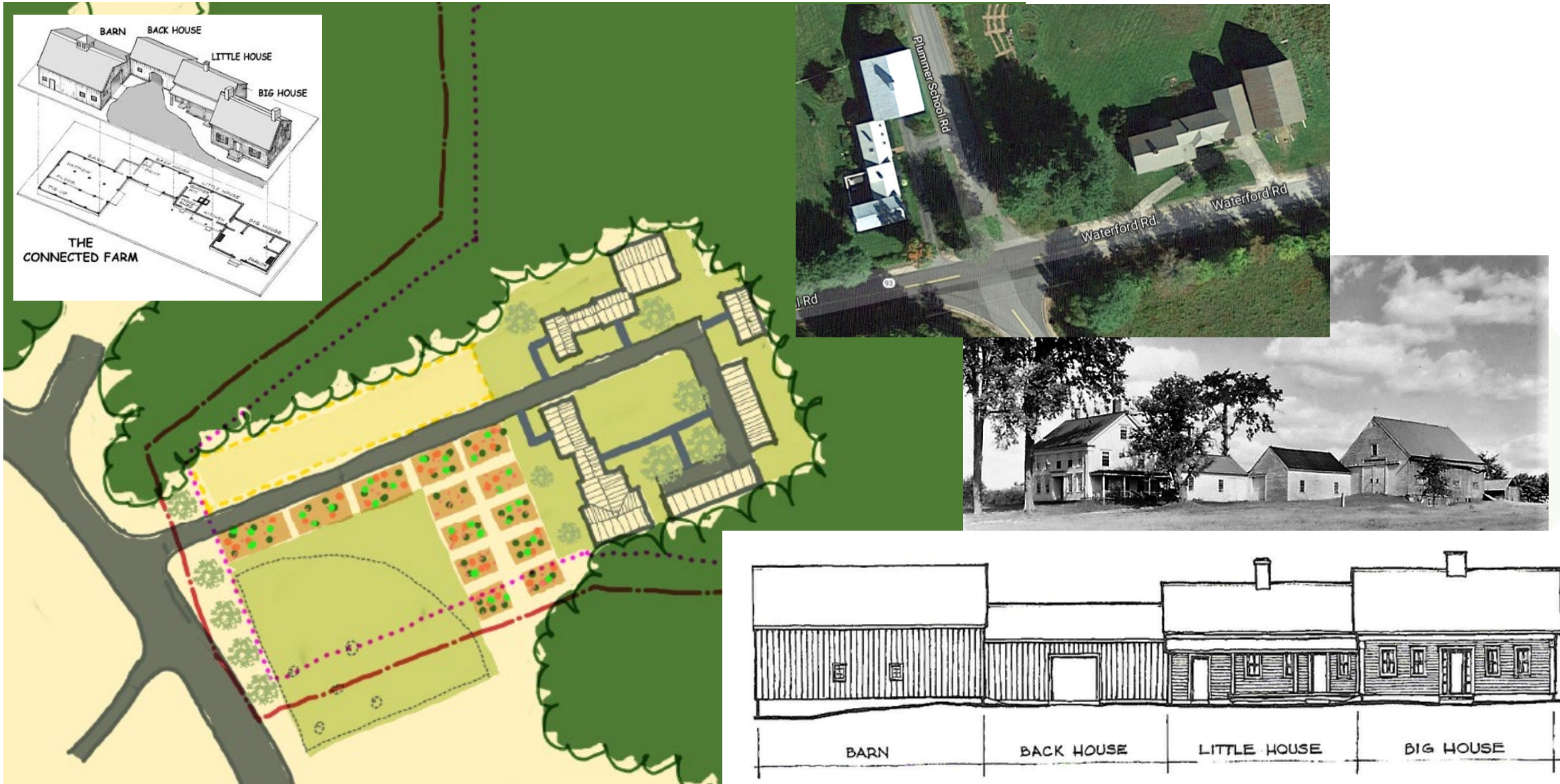
Area 2: Skladany/Holt



Area 3: TES “Neighborhood”



Area 3: TES "Neighborhood" Option 1



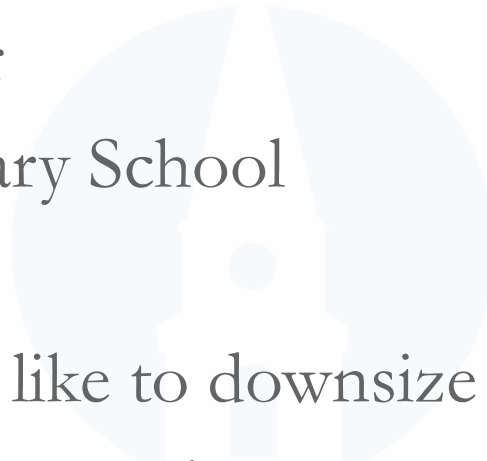
Area 3: TES “Neighborhood” Option 2





Housing Needs in Temple

- 🏡🌱 Want to balance housing with rural character
- 🏡🎓 Concerned about the future of the Elementary School
- 🏡👨👩👧👦 Would like to attract families to Temple
- 🏡👴👵 Need options for older residents who would like to downsize
- 🏡💰📅 Looking for low-cost, phased, incremental approaches
- 🏡👉 Want to “do it right”



Mixed-use, adaptive reuse





Conversions



Opportunities for Conversions



Accessory Dwelling Units



**Main
House**



ADU?



Accessory Dwelling Unit Recommendations

The easiest, least visually aggressive way to increase housing in rural contexts is to allow Accessory Dwelling Units (ADU) by right in all residential districts. Temple currently has an ADU ordinance but we believe that it is unnecessarily cumbersome to use.

We recommend these changes:

- Two ADUs are permissible on any residentially zoned lot so long as the septic and well can be demonstrated to allow for the additional burden
- One of the ADUs must be in an existing building and one may be located in a newly constructed building
- ADUs are permissible by right, not by conditional use permit
- No additional acreage will be required, regardless of the size of the ADU
- There shall be no requirement for owner occupancy of either the ADU(s) or the parent house.

The purpose of the changes to make is easier and more straightforward to create ADUs. ADU building permits are typically sought by a homeowner, rather than by a developer, and homeowners are easily dissuaded by burdensome regulation. If you want a thing to happen you have to make it not only possible, but also easy.

Village Neighborhood Overlay

Villages have always been places where people lived above the shop (or behind it). It's important to have enough residents and enough businesses in the village so that they feel like a place, not just a collection of random buildings.

Temple has repeatedly identified the village as the area of town which represents the ideal of a New England village. However, none of the zoning ordinances in Temple would allow the construction of the village center as it now exists.

If Temple wants to increase housing availability and housing choice using the village center as the model for an overlay district which could be used in any number of areas in town is one solution that would not require a complete rewrite of the existing zoning ordinance.

Overlay districts are available as a choice in the district: a developer can use the requirements of the overlay or they can default to the underlying zoning. This overlay could be applied to the existing village center, a portion of the Skladany land, the parcel adjacent to the school, and any place where the town believes that a new village node is appropriate. One possibility for that is somewhere near the intersection of Route 45 and Route 101.

We recommend these lot and yard standards for the overlay district (these are based on existing conditions in the village center)

How a Neighborhood Makes Money

Start with likely rent;

Multiply by 100;

This equals how much you can spend to create the unit.

For single-family, the cost of the lot is approximately 20% of the finished house cost.

If the lot costs \$100K, you're looking at a \$500K sale cost at a minimum.



Places to live in Temple



Think of future of Temple:

- Who do you want to be here?
- Who wants to be here?
- (Include yourselves!)

Where we live shapes our lives

- Proximity to work, amenities
- Neighbors
- Home design and surroundings

Places to live in Temple, *continued*



Communities need *choices* in places to live:

By design, by price point,
by location

...to meet various *needs* of individuals and families/households

Places to live in Temple, *continued*



For those of you already here:

- Are your needs being met now?

What might they be in five years?

10? 20? For example:

- one-floor living
 - Wheelchair accessible
 - Homes for young families
 - Some prefer isolation, some want to be close to activity, neighbors

Places to live in Temple, *continued*



The home designs you see as suggestions are SOLUTIONS to needs.

- Important to first identify the needs, then the kinds of homes that can meet those needs
 - What designs, locations and price points can be part of your vision for Temple's future?

Places to live in Temple, *continued*



Conversations you are having are important.

These images of what's possible and information about zoning changes are also important.

But, do not lead with solutions. Start with a deep examination – from *everyone* – about needs for places to live and what choices might meet them.

Places to live in Temple, *continued*



Note re: NEEDS:

Needs assessment:

Data vs stories

Two sides of same coin: both important,
cannot use one set without the other

Places to live in Temple, *continued*





InvestNH funding applications to:

- Update Housing chapter of Master Plan
- Regulatory review

Funding and Grant Opportunities

Municipal Grants for Public Improvements

 *U.S. Department of Agriculture (USDA) Community Facilities Direct Loan & Grant*

 *CDEFA Pre-Development Loan Program*

CDEFA Clean Energy Fund – Municipal Solar Array

EPA Brownfields Cleanup Grants

Housing Opportunity Grants and Incentives

Municipality:

 *State Statue 79-E:4-c Housing Opportunity Zone*


 *Housing and Urban Development (HUD) Main Street Program – Future rounds*

 *Invest NH Planning & Zoning Grants - Needs Analysis and Planning Grants: \$25,000*

grant maximum and Regulatory Audit Grants: \$50,000 grant maximum

Developers:

 *Community Loan Fund*

 *Invest NH Capital Grant Program (\$60 million) – if a second round opens*

Closing thoughts – Visioning for the Future

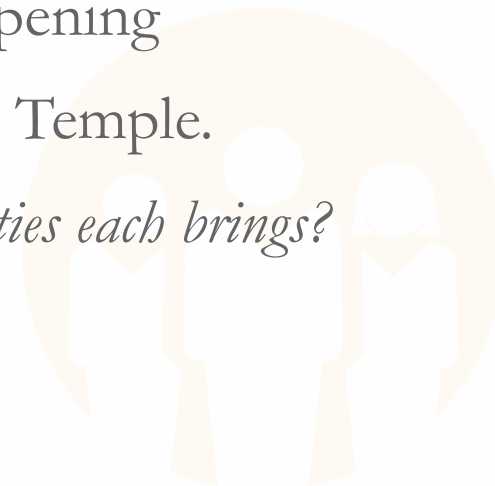
Forces of change:

- Demographic
- Economic
- Environmental
- Social

KEY: Prepare for these, accept they are happening

How you react will determine their impact on Temple.

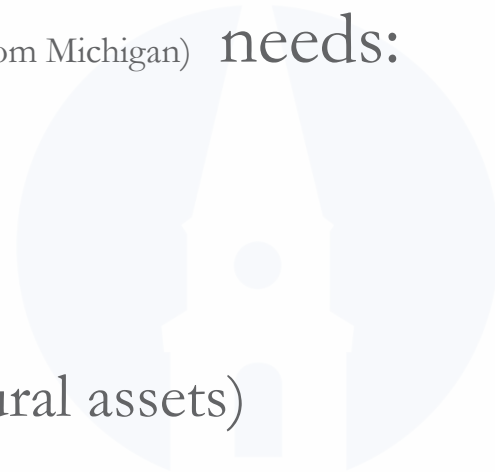
IDEA: Ask yourselves, *What are the opportunities each brings?*



Closing thoughts, *continued*

Temple to not only be, but to THRIVE (from Michigan) needs:

- Physical design and accessibility
- Green initiatives
- Cultural economic development (also natural assets)
- Entrepreneurship
- Diversity
- Messaging and technology
- Transportation (will be important in the coming years)
- Education



Closing thoughts, *continued*

Triple Bottom Line:

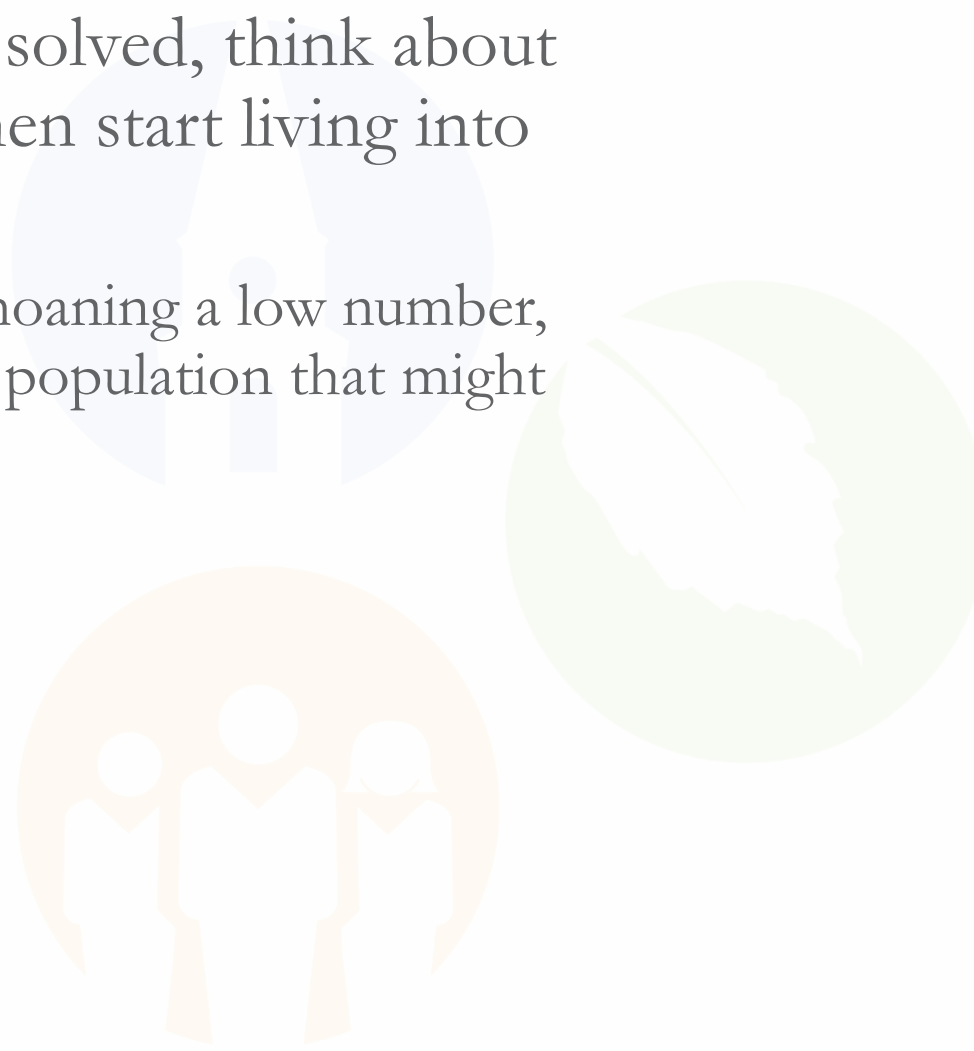
- Economic
- Social
- Environmental



Closing thoughts, *continued*

Instead of thinking about problems to be solved, think about possibilities: name what is possible and then start living into it.

For example: school population – instead of bemoaning a low number, think about what is possible with a small student population that might not otherwise have been.



Closing thoughts, *continued*

Temple in a very good place. Lots of good investments and thinking.

Recommendations heard today are just that: *Recommendations*. NOT mandates. This is YOUR town.

Now up to you to look at these, think about them, and determine which, if any, could be explored further.

- Keep in mind the points just listed.
- These are but a few initiatives – and there will be plenty more! – as you go into the years ahead. YOU will determine how successful they will be.

Thank You Temple!

- 👤 Temple Select Board
- 👤 Temple Land Use Research Committee
- 👤 Planning Board
- 👤 Temple Historical Society
- 👤 Temple Highway Department
- 👤 New Hampshire Housing
- 👤 The Timberdoodle Lodge
- 👤 Temple Congregational Church
- 👤 Temple Volunteer Fire Department
- 👤 Temple Ladies Aid
- 👤 Connolly Brothers Dairy Farm
- 👤 Temple Community Advisory Committee
- 👤 And others!



Wrap Up/Questions

