

# **FUTURE LAND USE**

(2003)

## **■ INTRODUCTION**

Land is Temple's most basic resource. As such, its use determines the character and quality of community life. The rate of growth, type and location all directly affect the physical appearance of the town, the need for certain public services and facilities, and the cost of providing these services. Change is inevitable so Temple should be prepared to manage this change.

Thus, in creating a Master Plan to guide Temple's growth, it is the Future Land Use Plan that 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.

Certain assumptions are made in anticipating future development in Temple. Based on the data collected and analyzed in the preceding sections:

- ◆ If the past 20 years can serve as an indicator, Temple should continue to experience a moderate rate of growth in population.
- ◆ The only projects other than routine maintenance and repair planned by the Temple Highway Department are the bridges, and this work will be scheduled as funding becomes available. At this time there are two projects on the NHDOT 10-Year Highway Plan; they are: reconstruct/realign a segment of Route 101 from Route 45 eastward about one mile to eliminate the "S" curves; and relocate the driveway to Pack Monadnock to the top of the hill, provide turning lanes, and extend the truck lane eastward. This will greatly improve the safety of the driveway.
- ◆ NH Route 101 will continue to serve as a principal arterial and the other roads carrying traffic through Temple, i.e., NH Route 45, General Miller Highway, and West Road will continue to serve as subregional minor collectors.
- ◆ Temple residents will continue to participate at a high level in the labor force and regional economy; managerial and professional occupations will expand, with increased reliance on telecommuting.
- ◆ Agriculture, as traditionally defined, will not be a notable land use, nor will it be a significant contributor to the local economy.
- ◆ Because of its proximity to larger industrial/commercial employment centers, and its accessibility by good roads and highways, Temple has been and will continue to develop as a residential community in a rural setting.

## **■ THE FUTURE LAND USE PLAN**

In any planning process, it is inevitable that some goals will conflict with others. Residential and commercial development, for example, invariably conflicts with agricultural use and open space preservation. One of the purposes of this Plan is to set policies and establish clear objectives, where

appropriate, that will guide future growth in a manner that best accommodates both protection and development.

In small towns such as Temple, it is sometimes more appropriate to base future land use decisions on development policies, rather than specific objectives. In such towns, where future growth is not anticipated in large numbers, the form in which most growth takes place is the development of individual properties. The Plan, then, expresses a general concept of development and is considered to be a realistic means of managing future growth.

### **Land Use**

Overall, land use patterns in Temple are dominated by residential development of mostly single family detached homes and manufactured housing, with an infrequent occurrence of two family and multi-family housing. This general pattern is not expected to change, although the Planning Board is very concerned about development occurring in a sprawling pattern along the roads throughout town.

Agriculture, which continues to be a concern, both for the economic activity as well as for the protection of the prime farmlands, does not play a significant role in the local economy. It is unlikely that this will change in the foreseeable future, due as much to national trends in farming as to anything else. Therefore, how far land use regulations can or should go to protect farmland that is not being farmed must be carefully considered.

As noted earlier in this Plan, while Temple appears to have sufficient resources of construction materials, there are only two active pits, and these are not expected to be in operation much longer. Unless an application for a new site is received in the near future, Temple will have no local source of sand, gravel or fill after 2003, which means that all road and other construction materials will have to be trucked in from out of town increasing the cost of road construction and/or repair.

### **Community Facilities**

Based upon the information collected in the Basic Studies Section, Temple does not currently meet the community facilities needs of its residents. The Town Municipal Offices have been located at the current site since 1986, when the former Fire Station was moved to this site and renovated into office and meeting space. Building additions were constructed at this time to house the Fire Department, bathrooms, mechanical room and an office. Interior renovation has occurred since then to provide additional office space within the former firehouse. However, due to increased demand, municipal office space is now insufficient to meet the needs of the town.

Generally, the Fire Department is in good shape and meets the current needs of the town. The biggest problem faced by the Department is one that many small towns share, and that is finding volunteers who can give the time not only to serve, but also to be away for certification training.

The town could, however, expect to have a large proportion of its population in need of services for seniors. Reference to the *Population and Housing* chapter illustrates that the largest age category as of 2000 was the 35-54 year-olds. As they work their way up the pyramid (other factors such as out-migration, etc, notwithstanding) in 20-30 years the age structure in Temple could look quite different.

The potential impact of the current New Hampshire education crisis on Temple's school system and tax rates is still very uncertain. Money to fund education in New Hampshire comes primarily from local property taxes. Costs for education are currently at the center of a major state-wide debate, in the Court as well as in the Legislature. The Legislature has authorized a state education tax that collects money in

the form of a surcharge on property tax and disburses it to towns that meet the criteria for need. This tax has been in place for a few years, but is the subject of challenge, and it is unclear at this time what the result will be.

It is expected that the voters of Temple will continue to support the varied local and regional educational, historic and cultural activities, as well as health-care.

### **Economic Development**

The Town of Temple does not presently have a great deal of commercial or industrial development. However, the added impact of new families through residential growth to be served may require limited expansion of commercial and/or industrial development. While it is not intended to encourage large commercial enterprises in Temple, the designation of a location on Route 101 or other area in town for these types of uses should not be ignored, in order to provide a moderate amount of facilities and services geared to the traveling public.

The existing land use analysis does demonstrate that Temple has a very limited amount of commercial or industrial development. Temple is predominantly a rural, residential, somewhat agricultural community. Most of its working residents commute out of town. Others are engaged in home occupations or home-based businesses. This plan continues to recognize the importance of home occupations and home-based businesses, and supports the continuation of relevant provisions for such uses in the Temple Zoning Ordinance.

An area within easy access of a major transportation route could provide the opportunity for modest industrial development in keeping with the rural character of the town. The use of the "Special Exception" provision of the Zoning Ordinance to insure that proposed industrial development is consistent with a rural and agricultural community is recommended.

### **Traffic and Transportation**

In earlier times, roads developed as the shortest and/or easiest distance between two or more areas. In the recent past, the pattern of local streets was left largely to individual land developers who may have been required to meet some specific construction design requirements, but no overall plan. Temple's road network, however, is long established; virtually every road in use in town today has been in existence for the better part of the century or longer. The analysis of the transportation system, both in and around Temple, does not identify any particular problems that require either dramatic changes in the way roads are improved and maintained in town, or the construction of any new roads.

Any potential impacts on the local road network will be the result of increased population since Temple is mostly a residential community. As mentioned previously, Temple does have one road (NH Route 101) classified as an Other Principal Arterial that typically carry high volumes of traffic for medium to long distances and at medium speeds. Temple also has three roads that are classified as Minor Collectors, which are designed to move medium traffic volumes at low speeds between or within communities. The town may experience an increase in through traffic on these roads, especially truck traffic, as traffic through the Southwest Region increases in general. Based upon the population statistics, the town is not expected to experience any significant population increase that would unduly impact the local road network.

Nevertheless, development in remote or inaccessible areas of town should be monitored and discouraged or prohibited, where appropriate. Applications for building permits on Class VI roads is a good case in point, where even low density minor development can create problems for the town if the road network is

not able to accommodate traffic. Further, the Planning Board should closely scrutinize all development proposals to determine their possible impact on all the roads in the area, and the ability of the town to adequately maintain them. The Selectmen may wish to consider the adoption of a Road Policy that would provide guidance to them and the Planning Board during an application review process.

As mentioned earlier in this Plan, bridges present an ongoing maintenance and repair concern for Temple, oftentimes accounting for a large portion of the local highway budget. Bridges also present the potential for a number of safety hazards in instances where they are severely deteriorated or are significantly narrower than the road that they serve. There are 15 bridges in Temple - 10 are owned by the town and 5 by the state. There are five "Red Listed" bridges in Temple; all of which are town-owned. These bridges have the lowest federal sufficiency rating – from 24.7 to 45.7. All of these bridges are posted for a weight limit, and all of them will be improved, as funding becomes available.

A technology available to road agents to help in evaluating local roads is called the Road Surface Management System (RSMS). It was created by the Technology Transfer Center of the University of New Hampshire. The system provides a means to visually inventory and evaluate a number of various road surface problems such as surface cracking, inadequate drainage, etc., and then factors in costs of repairs and approximated traffic volumes for each road. The results of the visual inventory, cost, and traffic factors are then tabulated through the use of the RSMS computer program in order to create a priority list of road improvements. The Selectmen and the Road Agent might consider using this methodology to aid them in planning future road improvement projects.

### **Route 101 Corridor Study**

- The Planning Board supports the proposed improvements to the segment of NH 101 eastward of Route 45 to eliminate the "S" curves.
- The Board supports the use of local access management as a tool to improve safety and preserve capacity on NH 101.
- Consideration should be given to examining the zoning and land use regulations that are applicable to the Route 101 corridor, and determine whether any zoning proposals would be in order to minimize conflict along the highway between land uses and traffic.

Following are examples of policies and planning techniques available to the town to support good transportation planning; some of these are already in place, others are set forth here as recommendations of the Route 101 Corridor Study:

#### 1. ROAD STANDARDS

The Planning Board has the opportunity, through the road standards developed by the Road Agent and encapsulated in the Subdivision Regulations, to ensure that new roads are appropriate in design and type for the particular area and for the town as a whole.

#### 2. CAPITAL IMPROVEMENTS PROGRAM

A town has the opportunity, as enabled by state statute, to prepare a CIP, which is a schedule of projects or purchase of capital equipment over a period of at least six (6) years. The Planning Board can be authorized by the voters to create a CIP, the purpose of which is to aid in the consideration of the annual budget. Upon completion, the Planning Board shall submit it to the Selectmen or the Budget Advisory Committee for consideration as part of the annual budget.

As of this writing, neither the Planning Board nor the Selectmen have developed or maintained a CIP for major road projects. The historic procedure is for the Road Agent to request an appropriation at Town Meeting for any projects whose cost would exceed the normal budget for the Highway Department.

3. SWRPC TRANSPORTATION ADVISORY COMMITTEE

The Town of Temple continues to participate in the Southwest Region Planning Commission's Transportation Advisory Committee (TAC). As noted earlier, involvement in this committee is essential if the Town is to have a role in regional transportation planning.

4. ACCESS MANAGEMENT TECHNIQUES FOR ROUTE 101

The Route 101 Corridor Study identified a number of techniques that can be used for managing traffic and access along a busy highway. These techniques range from various driveway standards and requirements to the use of medians, signalization and signage; for more detail, refer to the NH 101 Corridor Study, December 1999.

**Housing**

There are two primary functions of the Housing Plan: (1) respond to the statutory requirement that local master plans address current and future housing needs of residents at all income levels; and (2) guide the location of development, while at the same time minimize impacts of the development not only on the character and environment of the town, but also on town services and facilities. In addressing the first function, that of the statutory requirement, reference here is made to two documents - the Regional Housing Needs Assessment, and the Temple Zoning Ordinance.

In 1988 the New Hampshire Legislature amended RSA 36:47, making it a requirement that all regional planning commissions undertake a regional housing needs assessment. The study was intended to indicate whether individual towns within the region are providing their fair share of housing for low- and moderate-income residents.

The Southwest Region Planning Commission conducted such a study in 1989. This study was partially updated in 2003; however, there is a need to revisit the basic assumptions and types of data that were deemed appropriate for the methodology. The State has retained a consultant to establish a new methodology for regional planning agencies to use in doing their housing needs assessments which is scheduled to be completed in the spring of 2003. One critical factor was not taken into account in the recent update, and that is the opportunity afforded by a town's zoning ordinance to develop a variety of housing types. Examination of the Temple Zoning Ordinance reveals the following provisions relative to housing opportunity:

- ◆ Single family homes are permitted by right in all districts.
- ◆ Duplex dwellings are not permitted.
- ◆ Multi-family units are not permitted.
- ◆ Manufactured housing on individual lots is permitted in the Rural Residential and Agricultural District.

- ◆ Accessory Apartments are permitted in all residential districts.
- ◆ Backlot development is not permitted.
- ◆ There are no provisions in the Zoning Ordinance for Elderly housing.
- ◆ Planned Residential Development (cluster development) is permitted in the Rural Residential and Agricultural District and Mountain District.

Based on this review of the zoning ordinance, it appears that there are not adequate provisions for the development of a variety of housing types to meet a range of income levels and needs, including special needs of the elderly. Two-family and multi-family housing is currently not allowed in town at all, and manufactured housing is only allowed on individual lots in the Rural Residential and Agricultural District. Allowing manufactured housing on individual lots in all residential districts in town would provide greater opportunities for residents to own their own homes.

The establishment of provisions for accessory apartments does provide a means for the elderly to stay in their homes - either by renting the apartment for income or for services in kind, or by moving into the apartment and renting the larger house. However, additional opportunity for the elderly can be provided through the inclusion of congregate housing for the elderly as a permitted use in the zoning ordinance. This type of housing allows many senior citizens a place to live with others who, for various reasons can no longer manage on their own, but are not in need of nursing care. This will become a greater consideration in the future as the number of elderly people in Temple increases over time.

In order to estimate what the potential need for housing will be in the future, population projections are used to determine how many housing units might be needed, based on a projected future population. Population projections are prepared by the Office of State Planning on an interim basis, using the most recent Census data; the following table presents projections out to the year 2025 for Temple and towns around and near Temple.

**POPULATION PROJECTIONS, 2005 - 2025**

<b>Town</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>% Change 2000 – 2025</b>
<b>Temple</b>	1,297	1,420	1,510	1,590	1,660	1,720	32.6%
Greenfield	1,657	1,760	1,880	1,980	2,070	2,150	29.8%
Lyndeborough	1,585	1,720	1,850	1,950	2,050	2,140	35.0%
Mason	1,147	1,240	1,320	1,390	1,450	1,510	31.6%
New Ipswich	4,289	4,710	4,970	5,190	5,420	5,590	30.3%
Sharon	360	390	410	430	450	470	30.6%
Peterborough	5,883	6,250	6,630	6,940	7,250	7,500	27.5%
Wilton	3,743	4,010	4,260	4,490	4,710	4,880	30.3%
Amherst	10,769	11,590	12,340	12,980	13,620	14,120	31.1%
Brookline	4,181	4,600	5,030	5,420	5,800	6,100	45.9%
Hollis	7,015	7,650	8,240	8,770	9,300	9,720	38.6%
Milford	13,535	14,600	15,600	16,460	17,320	18,000	33.0%

SOURCE: NH OFFICE OF STATE PLANNING, MARCH 2003

Compared to the changes experienced over the last 40 years, Brookline is expected to continue to be the fastest growing town in the region. Amherst, on the other hand, which was equal to Brookline in the past, is expected to grow by only 31.1%. Although these projections range from 27.5 % for Peterborough to 45.9% for Brookline, Temple is projected to have the average growth (33%) for the area over the 25 year period of all the towns.

Temple's future housing needs can be estimated based on the projected population for 2025 by simply dividing population by housing units to reach a person-per-unit figure. Since 1980 this figure for Temple changed very little, from 2.75 in 1980 to 2.74 in 1990 and 2.79 in 2000. Taking an average of these figures results in a person-per-unit number of 2.76; applying this to the projected population for Temple of 1,720 in the year 2025 results in an estimated 623 housing units that would be needed to provide for the projected population. This represents an additional 158 units above what currently exists; over a 25-year period this amounts to about 6 new units a year. This rate is much less than what Temple experienced during the 1980s, when there was an average of 18 new units added per year, but double that of the slow growth of the 1990s, when the average was only three new units per year.

Municipalities use various methods to guide residential development - from complete prohibition in designated areas to the administration of performance standards for construction. In Temple, as in most New Hampshire towns, the customary approach has been to allow residential development in all areas of town, subject to certain conditions or the meeting of certain standards. For example: no construction is allowed in a wetland; driveways, septic systems and building sites must conform to set standards; and development around shorelands must be in conformance with state regulations.

Attempting to limit the location of development based on information such as that on the *Development Constraints Map* is impractical, due to the scale and general margins of error in mapping of this type. Rather, maps such as these can indicate where (or where not) one might expect problems, and regulate accordingly. This allows each site to be developed based upon its particular characteristics, as determined by on-site examination.

### **Conservation and Preservation**

The community survey conducted for this Plan showed that conservation and open spaces are very important to the residents of Temple. Preserving critical open space areas is vital to maintaining not only the environmental health of Temple, but also the natural identity, rural character, and recreational opportunities that are so closely connected to the town. Quite a bit of land is already protected in some fashion, either through public or private conservation efforts, or deed restrictions. This Plan recommends continued support of the efforts of the Conservation Commission to preserve and protect significant and sensitive lands and water bodies in Temple.

The desirability of maintaining open space and natural areas, both aesthetically and environmentally, is a necessary element of the Future Land Use Plan and every consideration should be given to implementing this policy through innovative land use controls and alternatives to conventional residential development. Specifically designed land use controls such as open space (cluster) development and planned unit development are among the methods which Temple should investigate to assure the retention of open space as well as environmentally sensitive areas.

■ **ADMINISTRATION AND IMPLEMENTATION**

The Future Land Use Plan set forth in this document and its accompanying maps envisions a comprehensive program for the Town of Temple to direct the development of the Town in an orderly and thoughtful manner. Unless the proposed goals, policies, and objectives are adopted and implemented, the Plan will probably not accomplish its purpose.

The term "administration" refers here to those activities that direct and manage the Town's municipal affairs. Temple is administered by a three-member Board of Selectmen. The Town Meeting is the legislative body of the Town, and the Selectmen represent the executive, or administrative, arm of that body. In addition to the Selectmen, other local boards participate in municipal government, i.e., the Planning Board, Board of Adjustment, Conservation Commission, and other appointed entities. This form of government relies heavily on part-time and volunteer officials serving in a wide range of capacities. Some of these functions relate directly to the goals, policies, and objectives of this Master Plan, others less so.

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.



Today, southern New Hampshire is experiencing rapid and accelerating growth. Predictions are that Temple's population will increase by approximately thirty-three percent over the next twenty-five years. How this will affect Temple's land, natural resources, housing, and town services is a serious concern of residents. Only by a comprehensive planning effort, can all of these factors be taken into account to preserve Temple as the town most of its citizens want it to be.

The collection of studies, maps, and reports accompanying this Plan represents a data-base from which to visualize long-range growth in Temple. By understanding past trends and future potentials, solutions to the problems of growth become clearer.

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.

The Master Plan is not a town regulation, and has no power in law. However, if well-framed and practicable, it should suggest laws, regulations, or ordinances which may serve to carry out its prime purposes. It does not embody solutions to all municipal problems; rather it is a guide to aid town officials in addressing these problems. Unless it is understood and used, unless it is consulted often and amended when necessary, it will be of little value to the town's future generations.

### **General Policies**

1. Protect the health, safety, security, and welfare of all inhabitants of Temple.
2. Accommodate growth and development in such a manner as to preserve and enhance the rural character, charm, and visual appeal of Temple.
3. Assure that development occurs in an orderly, progressive manner, considered in relation to its impact on the services and economy of the town.
4. Assure that the town's government is conducted in an efficient and economical manner, and in the best interest of its citizens.
5. Encourage the greatest possible public awareness and citizen participation in town affairs.
6. Encourage cooperation and coordinate planning efforts with surrounding communities.

### **Land Use**

**GOAL:** *Promote land use activities that accommodate the needs of the residents of Temple while at the same time protect and preserve the natural, cultural, scenic, and historic resources of the Town.*

**POLICIES:**

1. Ensure that Temple has a diverse mix of residential, recreational, agricultural, commercial and light industrial uses consistent with the goals, policies and objectives of this Master Plan.

2. Ensure that the Village Center area allows for a mix of residential and commercial uses, to include mixed use buildings.
3. Ensure that development occurs at a rate consistent with the capability of the land to support it and the town's ability to provide services.
4. Balance new development with protection of Temple's sensitive and significant natural, cultural, and historic resources.
5. Ensure that telecommunications facilities have the least possible visual and environmental impact, while providing adequate opportunity for these facilities.
6. Ensure the use of Best Management Practices (BMPs) for storm water runoff.
7. Encourage the use of shared driveways and interconnecting driveways between developments where feasible.

**OBJECTIVES:**

1. Assess each subdivision and site plan proposal regarding the scale and location of the proposed development in order to evaluate impacts on the Town. PLANNING BOARD
2. Review the Zoning Ordinance on an annual basis, in conjunction with the other Town Boards, to ensure that it reflects goals and objectives of the Master Plan and meets the needs of current local conditions. PLANNING BOARD, CODE ENFORCEMENT OFFICER
3. Review and amend the Zoning Ordinance as necessary to ensure that "sprawl development" is minimized and mitigated. PLANNING BOARD
4. Ensure, to the greatest degree possible through local regulations, that telecommunications facilities be camouflaged, or hidden in or on existing structures. PLANNING BOARD, CODE ENFORCEMENT OFFICER
5. Promote innovative development concepts such as conservation subdivision design, planned residential and/or open space (cluster) developments which encourage variety in residential architecture and landscape design, in conjunction with the preservation of open space and critical resource areas. PLANNING BOARD, CONSERVATION COMMISSION
6. Explore the requirements and methods for growth management strategies pursuant to RSA 674:21 and 22. PLANNING BOARD
7. Amend the Subdivision and Site Plan Review Regulations to require the use of Best Management Practices (BMPs) for storm water runoff. PLANNING BOARD
8. Amend the Subdivision and Site Plan Review Regulations to include provisions for shared driveways and interconnecting driveways between developments. PLANNING BOARD
9. Amend the Subdivision and Site Plan Review Regulations to require Site Specific

Soil Mapping Standards. PLANNING BOARD

10. Amend the Subdivision and Site Plan Review Regulations with criteria for Developments of Regional Impact. PLANNING BOARD

**Community Facilities**

**GOAL:** *Ensure that residents of the Town of Temple have access to effective local services and facilities, and that the administration of local government is responsive to the needs of the residents.*

**POLICIES:**

1. Coordinate the operations and expenditures of town governance, through routine communication among department heads, in order to provide services in a cost-effective manner.
2. Recognize that Temple does not wish to create a need for public utilities such as water and sewage disposal services.
3. Support the buying or sharing of equipment, materials and/or services with other towns, as feasible.
4. Anticipate the demands that new growth will place on town services and facilities, and plan accordingly.
5. Locate community facilities in the Village Center area, design such facilities to reflect traditional character, and encourage the re-use of existing structures/lots rather than developing “greenfield” sites for public uses.
6. Recognize the need to continue support of an excellent educational system and coordinate plans and needs with the school district.

**OBJECTIVES:**

1. Conduct an annual review of municipal operations. SELECTMEN, DEPT. HEADS
2. Ensure adequate staffing and support for municipal government regarding maintenance of infrastructure and facilities, including training and establishing “best practice” procedures. SELECTMEN
3. Develop and implement annual and long-range plans for all departments of municipal government regarding the administration and duties of each department. SELECTMEN, DEPT. HEADS
4. Routinely analyze the need and opportunities for the future addition and/or expansion of municipal services and facilities with public input. SELECTMEN, PLANNING BOARD, DEPT. HEADS, PUBLIC INFORMATION MEETINGS
5. Establish and maintain a municipal Capital Improvements Program with a minimum planning horizon of six years. PLANNING BOARD

## **Economic Development**

**GOAL:** *Promote Economic Development in Temple as a way to Protect and Enhance the Town's Quality of Life in a manner consistent with the Master Plan and Temple's history.*

### **POLICIES:**

1. Create and maintain a balanced tax base by increasing certain commercial and industrial base that reduces the tax burden borne by individual home owners.
2. Promote a wide range and number of local employment opportunities.
3. Increase educational opportunities for Temple residents to promote a more educated work force.
4. Encourage home occupations and home-based businesses.
5. Encourage agricultural and forestry businesses.
6. Enhance the appearance and economic vitality of the Village Center area by upgrading its public infrastructure and encouraging fuller utilization of more Main Street properties.
7. Ensure the housing stock and residential development opportunities in Temple support Temple's economic development goals.
8. Recognize the essential role that telecommunications plays in today's economy.
9. Promote the development of tourism-based businesses.

### **OBJECTIVES:**

1. Continually monitor the Zoning Ordinance to ensure that it reflects the changing nature of home occupations and businesses. PLANNING BOARD, SELECTMEN, CODE ENFORCEMENT OFFICER
2. Investigate establishing an agricultural/forestry overlay district that would favor agricultural and forestry uses over other land uses, through the regulation of lot sizes, buffering, sales of agricultural and forestry products, etc. PLANNING BOARD, SELECTMEN, CODE ENFORCEMENT OFFICER
3. Encourage formal municipal-level participation in regional economic development organizations, such as Monadnock Business Ventures, Inc. SELECTMEN
4. Evaluate parcels town-wide to identify sites suitable for future industrial and/or commercial development. Consider any rezoning, as necessary. CONSERVATION COMMISSION, PLANNING BOARD
5. Review zoning and other land use regulations of neighboring towns periodically to assess Temple's industrial/commercial uses. PLANNING BOARD

6. Develop partnerships between regional educational institutions and local businesses to develop training and re-training programs to build appropriate skills for employment in the local economy. SELECTMEN
7. Improvements of municipal facilities, infrastructure or services or other publicly funded activity as may be recommended should be taken under consideration in the development of the town's Capital Improvement Program. SELECTMEN, PLANNING BOARD

### **Traffic and Transportation**

**GOAL #1:** *Ensure that the transportation system in and through the Town of Temple functions as safely and efficiently as possible.*

**POLICIES:**

1. Develop a transportation system/network that supports alternatives to motorized modes of travel.
2. Restrict growth of the town road network to the minimum necessary to serve the essential transportation needs of the town's population.
3. Establish standards of construction, maintenance and improvements that balance the need for safety on the roads with residents' concern for maintaining a rural atmosphere.
4. Coordinate management of the transportation system with Regional travel and development trends of neighboring towns.

**OBJECTIVES:**

1. Provide for pedestrian walkways wherever warranted by traffic and development. PLANNING BOARD
2. Create a pedestrian-friendly Village Center area, through the development of pedestrian and bicycle facilities and the management of motorized-traffic behavior. PLANNING BOARD
3. Ensure, through site plan review, that adequate off-street parking is provided for in all future developments. PLANNING BOARD
4. Use the State of New Hampshire's Transportation Enhancement Program (through the auspices of the Southwest Region Planning Commission) to fund future Downtown improvements. SELECTMEN, PLANNING BOARD
5. Ensure long-range planning for the maintenance of all town roads and bridges by preparing a schedule of road and bridge maintenance improvement projects. SELECTMEN, ROAD AGENT
6. Establish standards of design and operating procedures for the maintenance, improvement and construction of municipal roads to protect the rural character of

Temple while providing a safe and efficient road network, including protection of roadside trees, preventing destruction of stone walls and minimizing roadway width, and changes in radius of vertical and horizontal curves. SELECTMEN, ROAD AGENT, PLANNING BOARD

7. Consider the adoption of an Access Management Plan for NH Route 101 through Temple. PLANNING BOARD
8. Evaluate the use of the Scenic Road designation for certain roads in Temple, pursuant to RSA 231:158, II. SELECTMEN, CODE ENFORCEMENT OFFICER
9. Support the continued participation by the town in the Transportation Improvement Program planning process carried out by the Southwest Region Planning Commission and State of New Hampshire. SELECTMEN, ROAD AGENT, PLANNING BOARD

## **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

## **Conservation and Preservation**

**GOAL #1:** *Guide new development to insure protection of the Town's sensitive and significant natural, cultural, and historic resources.*

### **POLICIES:**

1. Preserve and protect agricultural lands and environmentally sensitive lands and protect wildlife corridors to enhance the open space characteristics of the town.
2. Develop natural feature overlay zoning districts that can prevent or minimize development activity that could be harmful to environmentally sensitive areas and wildlife corridors.
3. Promote good stewardship of forested private land through public education regarding the benefits to the owners and the community of forest management, and professional and technical resources available to land owners for forest management.
4. Support the development of long-range plans for the various large tracts of open space, in preparation for any potential change in ownership.
5. Encourage the use of lands for agricultural and forestry uses.
6. Support "Friends of the Wapack."

### **OBJECTIVES:**

1. Develop and maintain a Natural Resource Inventory. CONSERVATION COMMISSION
2. Promote the connection of the publicly owned trail system to the regional trail network. CONSERVATION COMMISSION
3. Explore the use of an Aquifer Protection District Ordinance, or a Groundwater Protection Health Ordinance. PLANNING BOARD, CONSERVATION COMMISSION
4. Explore the use of a Shoreland Protection District Ordinance, or Surface Water Resources Protection Overlay District. PLANNING BOARD, CONSERVATION COMMISSION
5. Develop and maintain an Open Space Plan for the Town of Temple. PLANNING BOARD, CONSERVATION COMMISSION, SELECTMEN
6. Establish a Conservation Reserve Fund to support public activities such as the acquisition of easements for land conservation or trail access and the acquisition of real property for conservation or multiple uses. CONSERVATION COMMISSION
7. Adopt Conservation Subdivision regulations. PLANNING BOARD, CONSERVATION COMMISSION

**GOAL #2:** *Strive to improve the aesthetic quality and visual impact of the man-made environment as well as preserve and enhance the attractive visual features of the natural environment.*

**POLICIES:**

1. Protect the scenic elements of the town's natural environment such as steep slopes, hilltops, waterbodies, streams, rivers, fields, and viewsheds.
2. Encourage the use of aesthetically pleasing landscaping practices to enhance the visual and auditory quality of the man-made environment. In appropriate cases, the Planning Board may request landscaping plans to be submitted as part of development applications.
3. Encourage the underground placement of utilities when and where practical; and when underground placement is not practical, utilize design and landscaping techniques to blend such facilities with the natural environment to minimize their obtrusiveness.
4. Encourage aesthetics and attractive designs of signs in terms of number, type, size and location.

**OBJECTIVES:**

1. Consider the adoption of a Steep Slopes Ordinance. PLANNING BOARD
2. Consider the adoption of a Scenic Viewshed Protection Ordinance. PLANNING BOARD
3. Conduct a critical review the town's existing Sign Ordinance. PLANNING BOARD, CODE ENFORCEMENT OFFICER
4. Amend the Temple Subdivision and Site Plan Review Regulations to require the underground placement of utilities where practical; and when underground placement is not practical, utilize design and landscaping techniques to blend such facilities with the natural environment to minimize their obtrusiveness. PLANNING BOARD
5. Consider the adoption of a Noise Ordinance. SELECTMEN, PLANNING BOARD