

TOWN OF TEMPLE, NEW HAMPSHIRE PLANNING BOARD

MAY 6, 2009
FINAL MINUTES OF PUBLIC MEETING

Board members present: John Kieley, Randy Martin, Allan Pickman, Rose Lowry, Mary Beth Ayvazian, Richard Whitcomb

Call to order by Pickman at 7:34 p.m.

1. Review of minutes for meeting of April 15, 2009. Move by Kieley to accept as written, second by Ayvazian, and voted in the unanimous affirmative.
2. Bridge information: Road agent Tim Fiske was in to ask the board their opinion about the bridge on Putnam Road. Fiske explained the bridge is due to be replaced, and the state is pushing the town to move quickly to try to capitalize on federal stimulus money. Fiske is currently working with engineers and will be seeking bids by February 2010 so that construction can start in the spring. He is hoping the project will qualify for federal funding, as that would cover the total cost of the bridge instead of the town having to pay a 25% share (\$100,000) of the construction costs. Fiske asked the board for their input on the type and size of bridge they might like to see built. Several topics such as materials, size, width, aesthetics, and traffic count were discussed, and the board decided they would prefer a smaller size wooden bridge in keeping with the character of the neighborhood.
3. Land use regulations action list: Kieley passed out copies of a categorized list of the items that had been discussed and prioritized at the last PB meeting. Each suggestion was briefly discussed to determine if it was already being addressed, needed further attention, or could be put off for now. There was general discussion of amending zoning to allow conservation PRD's in the Rural/Agricultural district. Pickman suggested picking the most pressing 1 or 2 issues that could be regulated by the PB to work on. Ayvazian proposed using sub-committees to work with TEEC rather than having items tabled. Related topics such as reducing sprawl, advocating underground utilities, consideration of aesthetics, controlling outdoor lighting, and reinforcing use of best practices were mentioned. It was agreed that items need to be placed within the most appropriate land use documents (Site Plan Review, Subdivision Regulations, or Zoning Ordinance). It was decided to create sub-committees to work on workforce housing and home businesses.
4. Workforce Housing: The board spent considerable time and effort discussing this topic. Several members had attended an informational session the previous day. Ayvazian handed out a memo detailing the history of the mandate, relevant statutes, and suggestions for compliance. She said the new statute is vaguely worded, and it seems the town would benefit from using common sense and perhaps advice from a planning attorney or professional planner in an effort to comply. Lowry noted that one change will involve allowing multi-unit housing of up to 5 units, something not currently permissible under Temple zoning. Kieley thought there are two main issues to address: 1) meeting the "fair share" test, and 2) providing reasonable and realistic opportunity. Related topics brought up included population and income data, census figures, regional aspects, impact of real estate market, unique land features, in-law apartments, existing rental units, manufactured housing, and incentives for developers. It was noted that the town does want to comply, and the changes may likely result in smaller lot sizes, cluster developments, mixed use developments, and multi-family units. It was decided to gather data from other towns, and also examine PRD regulations to

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determine what could be amended for workforce housing. Rob Wills stated that TEEC members would like to be involved with developing a current housing inventory, including energy issues and the possibility of future grants to help with upgrades.

5. Driveway Regulations: Ayvazian passed out copies of information that documented her research into RSA 236:13 relating to regulation of driveways. She had spoken to an attorney at LGC, who stated the town absolutely has the right to regulate driveway design, modification and construction. There is a DOT model available that is fairly restrictive, and health and safety issues override absolute property rights. Ayvazian said many NH towns have adopted driveway regulations, and to date there has been no successful litigation against them.

Move to adjourn by Martin, second by Ayvazian, and so voted. Meeting adjourned at 9:16 p.m.

Minutes submitted by Betsy Perry