

**Temple Planning Board
Minutes
Tuesday, August 18, 2026
7:00pm, Temple Town Hall**

Present: Russ Huntley, Chair; Jim Medeiros, Vice Chair; Randy Martin, Secretary; Bruce Kullgren, Jr; Kent Perry; Christine Robidoux, Alternate; Ken Caisse, ex officio, Select Board

Absent: Matt Cabana; Murray Collette, Alternate

Board Chair Russ Huntley called the meeting to order at 7:04 pm and chaired the meeting. There were Zoom issues and we were unable to record the meeting.

Approval of Draft Minutes

June 16, 2026 Meeting: Bruce motioned to accept the minutes as written. Kent seconded. Approved by a roll call vote with all in favor except Jim who abstained.

July 21, 2026 Meeting: Jim motioned to accept the minutes as written. Bruce seconded. Approved by a roll call vote with all in favor except Randy and Russ who abstained.

Public Comment: None.

New Business:

1. **C-PACER Program:** Christine explained that adopting this would allow business owners in town to receive special loans for energy efficient upgrades. Russ noted that the loans are for large amounts. So far this has only been adopted by three cities in NH, however many states have adopted it. The program is designed to have no cost to the town other than conducting an inspection and filing minimal paperwork. The adoption process needs to be led by the Select Board, so Ken will add this to the Select Board agenda. Christine noted that the Planning Board could recommend this for adoption if desired, so members will review the documentation for the next meeting.

Old Business

1. **Tax Map Updates:** The updates are complete. The new tax maps are available on the town website and the paper copies are at the town office. Ken mentioned a budget discrepancy and will investigate it further.

Work Session

1. Board Rules and Procedures Update

- a. **Rules of Procedure Draft:** Christine shared the comments from the legal review (attached.) Members discussed and agreed with the changes except for Section IX Public Hearings: members agreed to swap the order of 5 and 6 so that waivers are considered before deciding whether an application is complete.

Bruce motioned to accept the amended draft of the Rules of Procedure, to be presented at the September 1st Public Hearing. Kent seconded.

Approved by a roll call vote with all in favor. Bruce motioned to spend the money for posting this Public Hearing. Russ seconded. Approved by a roll call vote with all in favor. Christine will update the document and post the hearing.

- b. **LLA Checklist Draft:** Russ spoke with CAI and shared that they cannot provide an estimate for tax map updates because each one is unique. Members discussed options, including charging a nominal GIS fee to offset some of the town's cost, or raising the per-lot fee. Members agreed on raising the existing fee to \$100 per lot, based on the total number of lots (for example, if 1 lot becomes 2 lots, the fee is \$200.) CAI charges the town to update each lot, including the original lot. Bruce stressed the need for transparency, that this additional money will be directed towards paying for the tax map updates. Christine suggested bringing this to the budget committee. Russ will update the LLA document and make this same change for Subdivisions, to be presented at a future hearing.

- 2. **Subdivision Regulations Updates:** Following up on a question from the previous meeting, Ken noted that fire protection is already built into the code so there's no need to add language for it here. Members discussed the suggestions from legal (attached), including: allowing the board to waive the testing when it is unnecessary; concerns about the subjective nature of the language; finding a balance between being too vague and too prescriptive; how many years back do we consider the land usage; downstream contamination. Russ had drafted a new Section 6 (attached) focusing on sensitive resource areas. Members liked this language and agreed to send it for legal review. This is not ready to be presented at the September 1st hearing.

- 3. **Site Plan Review for Large Scale Construction:** Christine noted that the wrong version was in Dropbox. Tabled until the next meeting.

- 4. **Floodplain Ordinance Draft and NFIP:** Christine updated the draft to include the dates for the maps. The updated Contoocook River Watershed maps are in effect now. Merrimack River Watershed maps from 2009 are in the final stage of being updated. Christine outlined the hearing schedule: send this for legal review by 11/3,

make any final changes on 11/17, on 12/1 schedule the first hearing for 12/15, and if needed on 1/5 schedule the second hearing for 1/19. Regarding the NFIP email (attached), Russ will follow up with Stephanie to clarify that we have not adopted this yet.

5. **Update Master Plan:** Kent mentioned that he found one change that was needed. Tabled until the next meeting.

Other Business

1. **Legislative Updates:** Christine reminded members about the webinar on Thursday.
2. **Webinars and Trainings**
 - NHOPD “Changes to Planning, Zoning, and Building Code Laws in 2026” webinar, Thursday, August 20th. Noon - 1:30pm. Register [here](#).
 - NHOPD Plan NH 2026 Annual Fall Conference “Built to Belong”, September 15th, Dover, NH. 9am - 4pm. \$65-\$125? Register [here](#).
 - NHMA 2026 Annual Conference, Wednesday-Thursday, October 28-29. Manchester. More information is [here](#).
3. **Tabled Business:** No update.
4. Russ will reach out to Keith regarding the Zoom issues.

Bruce motioned to adjourn the meeting. Kent seconded. Approved by a roll call vote with all in favor. The meeting adjourned at 8.25 pm.

Next Planning Board Meeting:
Tuesday, September 1st, 2026
7:00 pm at Temple Town Hall

Minutes respectfully submitted by Cathy Joly.

Attached documents can be found [here](#):

1. Board Rules of Procedure Draft
2. Subdivision Regulations
 - Legal Recommendations
 - Section 6 Draft
3. NFIP Email