

**Temple Planning Board
Minutes
Tuesday, September 1, 2026
7:00pm, Temple Town Hall**

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

Absent: Kent Perry; Murray Collette, Alternate

Guests: George Russell, Andrew Johnson, Keith Charlton, Simon Denis, Boo Martin

Board Chair Russ Huntley called the meeting to order at 7:02 pm and chaired the meeting. Russ appointed Alternate Christine Robidoux as a full member of the board for this meeting and Christine joined the board at the table.

Approval of Draft Minutes

August 18, 2026 Meeting: Christine motioned to accept the minutes as amended. Jim and Bruce seconded. Approved by a roll call vote with all in favor except Matt who abstained.

Public Hearing: Board Rules of Procedure

1. Russ opened the hearing at 7:05 pm.
 - a. Russ explained the updates: cleaned up parts of the document that were unclear, duplicated, or didn't meet the RSA; added language about how to select alternates; defined more responsibilities; added a flow-chart from NHOPD to provide a visual representation.
 - b. There was no public comment.
2. Russ closed the hearing at 7:07 pm.
3. **Christine made a motion to adopt these updates. Jim seconded. Approved by a roll call vote with all in favor.**
4. Christine will submit a clean copy for the website and town office.

Public Comment: George Russell is an abutter to the Barry property and explained that there are 5 culverts which drain directly from the Barry property onto George's property. George has conducted soil tests which show elevated levels of arsenic.

New Business:

1. **Resident Email:** Russ received an email from Lillian LeBel and will forward it to the rest of the board for discussion at the next meeting.

2. **Conceptual Consultation for Minor Subdivision, Map 8A, Lot 8-2-1, Andrew Johnson:** Andrew presented an initial survey, explaining that his goal is to purchase the 5-acre field which is currently part of Lot 8-2-1. Randy is the owner of that lot and recused himself from the board.
 - a. Members reviewed the plan. Discussion included: the perc test has not been done so we could not confirm whether it is a conforming lot; the perc test is generally not waived; the state allows the creation of nonconforming lots, however Temple has no provision; part of the lot is designated as a flood hazard area in the Merrimack River Watershed and a LOMA study was suggested to more accurately map the flood zone; fill can be brought in to raise the septic system above the flood level if needed.
 - b. Members recommended the perc test as the next step.
 - c. Randy rejoined the board.
3. **Email Distribution Lists:** There is some confusion around the use of templeplanning@temple.gov and .org addresses and who is on the lists. Keith Charlton will follow up on this. Ken noted that the templenh.org website no longer exists.

Old Business

1. **Tax Map Updates - Budget:** Christine noted that the town website shows the old tax maps from 2023, instead of the recent updates. Ken will follow up with Carole Singelais.

Work Session

1. **LLA and Subdivision Fees for Tax Map Updates:** The comments from the legal review arrived just before the meeting. Russ researched the fees of other towns and discovered that Temple's fees were the lowest. Members did not recall ever raising the fees from the original amount. Many towns have a higher application fee and some charge \$100 per lot for more than 2 lots; New Ipswich charges \$25 for "tax map corrections."
 - a. Members discussed options, aiming to 1) maintain transparency, while 2) shifting the burden of paying for tax map updates from taxpayers to the applicant.
 - b. Keith noted that the tax map updates have been occurring all along and are not specific to the GIS conversion of the tax maps.
 - c. On a related note, Russ highlighted that both checklists allow the applicant to request a waiver for the survey. Do we want to amend the checklists to show that the survey cannot be waived, or leave it unchanged and then the board can deny the request?
 - d. The discussion will continue at the next meeting when members have had time to review all the materials.

2. **Subdivision Regulations Updates:** Members discussed the Section 6 Draft document (attached.) The legal review suggested improving the definition of “sensitive areas.” Christine noted that [RSA 125-H “Health Risk Assessment”](#) has similar language but is more strict. Jim stressed the importance of defining a step-by-step process.
 - a. Public Comment:
 - i. Simon shared that [NHDES Env-Or Chapter 600 “Contaminated Site Management”](#) lists types of testing and mitigation. Simon also noted that it was normal for towns to hire a consultant to evaluate test results since board members are unlikely to have this expertise. Members noted that we already have a provision for a third party review; does the language state that the applicant bears the cost of this review?
 - ii. Boo brought up the topic of recent NHDES water tests at the Barry property that showed arsenic and lead. Boo explained that she called the NHDES Wetlands Bureau and discovered that citizens can submit a complaint. Members reiterated that the changes being discussed for the Subdivision Regulations will apply to all properties in Temple, with the goal of protecting the town from future projects that create a hazard.
 - iii. Another resident asked whether the excavation at the logging landings fell under Temple’s Excavation Regulations: No. The landing excavation is part of the logging operation; our regulations refer to operations such as gravel and sand pits.
 - iv. Keith suggested that soil survey maps can indicate contamination.
 - b. Members will review Chapter 600 for continued discussion at the next meeting.
3. **C-PACER Program:** Tabled until the next meeting.
4. **Floodplain Ordinance Draft and NFIP:** Members agreed with the final, minor change. The draft is now ready for our first public hearing this fall.
5. **Site Plan Review for Large Scale Construction:** Tabled until the next meeting.
6. **Update Master Plan:** Tabled until the next meeting.

Other Business

1. **Legislative Updates:** Tabled until the next meeting.
2. **Webinars and Trainings**
 - NHOPD Plan NH 2026 Annual Fall Conference “Built to Belong”, September 15th, Dover, NH. 9am - 4pm. \$65-\$125. Register [here](#).

- NHOPD Plan NH “An Overview of RSA 79-E: Community Revitalization Tax Relief Incentive” webinar, Thursday, September 17th, noon - 1pm. Free. Register [here](#).
- NHMA 2026 Annual Conference, Wednesday-Thursday, October 28-29. Manchester. 7:30-4:30 on Wednesday, 7:30-2:45 on Thursday. \$150 one day/ \$220 both days. More information is [here](#). Contact Leala to register.

3. **Tabled Business:** No update.

Bruce motioned to adjourn the meeting. Matt seconded. Approved by a roll call vote with all in favor. The meeting adjourned at 8.45 pm.

Next Planning Board Meeting:
Tuesday, September 15th, 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
2. LLA and Subdivision Applications
3. Subdivision Regulations
 - Legal Recommendations
 - Section 6 Draft
4. Floodplain Ordinance Draft