

TOWN OF TEMPLE, NEW HAMPSHIRE

SELECT BOARD

MINUTES OF PUBLIC MEETING

Tuesday December 27, 2022

Town Hall

6:30 PM

Select Board members present: George Willard, Bill Ezell, and Ken Caisse

Other Attendees: Connie Kieley, Ben & Emily Fisk, Peter Caswell, Nicole Concordia, Camilla Lockwood, Tim Fiske, Peter Allen & Gail Cromwell

Meeting called to order by Ezell at 6:30 PM.

Chairman Comment: *Ezell noted we have had some turbulent weather in town lately, snow, freezing, power outages.*

Public Comment: *None*

Old Business:

- 1. Code Enforcement Officer Update** – *No Update*
- 2. Parking/Zoning/Fee structure follow up** – *No update*
- 3. Background checks & policy update** – *No update*
- 4. Flag pole painting update** – *No update*
- 5. Monument cleaning update** – *No update*
- 6. New Flag policy update** – *No update*
- 7. ARPA funds – Town Common Well, Ballfield, fencing, playground estimates etc.** – *No update*
- 8. Review Quotes for Town Common Well** – *Pete Caswell reviewed 4 quotes with the board and recommended the lowest bidder Cushing, which came in at \$7934.00. Caswell added that 150-300 feet deep should be more than adequate and it will be an irrigation drip system, and it will not be drinkable water. Caswell noted this is the best time of year to get started. Cromwell noted the bids were well below what they thought and mentioned that only the Highway department and the Village green committee will have the keys to use this well. Ezell noted they will think about this and take a vote at the next meeting.*
- 9. Update on quotes for Town Hall Repairs** – *No update*
- 10. Update on Alarm System vendors** – *No update*
- 11. Discuss policy on Merit Increases** – *No Update*
- 12. Town Office lateral drawers – Fix or Replace** – *No Update*
- 13. YouTube Select Board meeting recordings follow up** – *See below under other comments.*
- 14. Schedule Barn Preservation hearing date** – *Ezell responded to a comment that was made at the last select board meeting regarding lost revenues from expired barn easements. (See attachment #1). The board then agreed to hold the hearing on the application for McDonald/Redding, on January 10th at 5:30 at the town hall.*

TOWN OF TEMPLE, NEW HAMPSHIRE

SELECT BOARD

MINUTES OF PUBLIC MEETING

New Business:

- **TLUC Report** –Fiske presented a map of the next site for consideration for the Highway department to move to. (See Attachment #2). Fiske noted they will be sending out flyers to the towns people and noted this will probably go to town meeting as a warrant article. Fiske added that they are not asking for any money, just if the site is agreeable to everyone then they can start doing some site work with the money they already have. Fiske also noted that there are possible grants available but we need to be site ready before we can apply noting these grants are not going to last forever. Fiske noted there will be forums in February. Ezell noted we need to get warrant articles written ASAP as we need to pass the language by legal. Fiske noted this project will most likely take several years to complete and we should get the ball rolling to get any available grants.
- **Appoint Nicole Concordia and Heather Hannon as Library Trustees:** Caisse made a motion to appoint Nicole Concordia and Heather Hannon as Library Trustees until the March elections as recommended by the Library trustees. Willard seconded, all were in favor, motion passed. Caisse also noted he was very impressed with the letters of interest and resume's of the applicants.
- **CAC Update:** Ezell provided a brief planning board update noting the Feds have finally updated the flood maps which will be approved later this year. Ezell noted if we do not adopt the Flood insurance program no one will be able to re- finance or sell their house if it is in any of these areas, without expensive commercial flood insurance. Ezell noted the planning board is working on this.
- **Discussion of Fisk LUCT tax:** Cromwell read a prepared statement (See attachment #3), regarding the town assessor's findings on the Fisk LUCT determination. Ezell noted he has spoken in length with the assessor Evan Roberge, and the assessor's supervisor Lauren who is a NHDRA certified property assessor supervisor and is the director of assessing operations at Avitar. She is also on the New Hampshire assessing standards board. Ezell noted Lauren agreed with Evan's findings (See attachment #4). Cromwell disagreed and continued to argue her case. Ezell noted none of us are professional assessors and we must listen to the advice of the professional assessors. Ezell then moved to double the LUCT amount that was originally assessed. There was no second from Willard, Caisse recused himself therefore the motion did not pass.
- **AV Equipment security concerns:** There are no concerns at this time.
- **Medallions for Gravesites:** Ezell noted that at the last BAC meeting, it was discovered that the 10 Gravesite Medallions requested for Patriotic Purposes might be obtained free of charge from the Veteran's Association. After some discussion, Ezell asked if the board wanted to go through all the paperwork or just pay for it as previously discussed and plan ahead for next year to get them from the Veterans association. Caisse moved to pay the \$200 as previously agreed for the 10 Medallions. Willard seconded the motion, all were in favor, motion passed.
- **Review & Approve LUCT & Warrant – Fischer – Stonegate Farm Rd:** The board reviewed and signed the paperwork.

TOWN OF TEMPLE, NEW HAMPSHIRE

SELECT BOARD

MINUTES OF PUBLIC MEETING

- **Approve Solar permit application – Clark – Moran Rd:** *Caisse noted the application has been approved by the building inspector and everything looks good therefore the board signed the application.*
- **Approve Solar permit application – Leshner – Moran Rd:** *Caisse noted the application has been approved by the building inspector and everything looks good therefore the board signed the application.*
- **Approve Select Board Meeting Minutes December 13, 2022:** *Willard moved to approve the minutes from December 13 as amended. Caisse seconded the motion, all were in favor, motion passed.*

Other Business: -

- **Willard Comment:** *Willard commented that he communicated with our lawyer regarding ZBA case laws on charging ZBA applicant's legal fees (Fisk), and he wants to schedule a time that he and the two temporary selectmen can meet with the lawyer for a non-public meeting to discuss further.*
- **Cleaning Service follow up:** *Caisse noted it would be wrong for us not to obtain some quotes from other cleaning services and therefore he moved to put an invitation to bid in the newspaper for the cleaning of the 3 buildings (includes the library). Ezell seconded the motion, all were in favor, motion passed. Caisse noted he will come up with some parameters for that ad before the next meeting.*
- **Select board meeting recordings:** *Caisse reiterated that he **does not** give his approval to be on YouTube. Caisse added that there is no reason to keep recordings unless they are kept in house. If that is not what people want, he will discuss with the lawyer and he will not attend meetings in person and will call in.*

Committee Updates: -

- **SAC –** *Willard noted he attended a meeting on December 22nd and reported that Kimberly Saunders mentioned that for the last 7 years, Conval is losing 200 students per year. Partly due to low birth rates. She also discussed proposed merit increases of up to 4% for select teachers and employees. Saunders also noted the budget is up 1.3% and they will be using \$450K from the Govt money to help balance the budget.*

Meeting Adjourned:

Motion to adjourn by Willard second by Caisse. Meeting adjourned at 7:40 PM.

Next Select Board Meeting: *The next select board meeting will be held on Tuesday January 10th at the town Hall main room at 6:30pm. Meeting minutes respectfully submitted by Carole Singelais*

TOWN OF TEMPLE, NEW HAMPSHIRE

SELECT BOARD

MINUTES OF PUBLIC MEETING

Attachment #1

Regarding the Barn Preservation Easement that was on 17 Pony Farm, Map 9B Lot 15, the barn with the 79-D Historic value was \$22,004, without the preservation easement which was removed in TY 2022 the value (Determined Base Year 2019 Market) is \$39,727 for a total value difference of \$17,723. Then you would need to apply that over the years with the corresponding Tax Rate. This would be an estimate (albeit should be fairly close) as we are assuming the barn value has been the same since 2014, which I do not have the data readily available to determine, however it should be fairly accurate for what you are using it for.

17,723 of assessed value difference / 1,000 x Tax Rate

2021 (TR \$23.41) = \$415
2020 (TR \$24.16) = \$428
2019 (TR \$22.58) = \$400
2018 (TR \$25.72) = \$456
2017 (TR \$24.93) = \$442
2016 (TR \$25.02) = \$443
2015 (TR \$26.02) = \$461
2014 (TR \$25.61) = \$454

Total estimate of \$3,499 of taxes from 2014-2021. I am not sure where he is coming up with the "five figures in taxes" he may be seeing the features on this card go from a total of \$148,100 in 2020 to \$267,500 in 2021 and assuming that increase was due to this easement being removed, however that (as you can see in the note section) was just the correction of the Riding Arena being moved from Map 9B-14 to this map 9B-15 (Taxes have always been paid on the riding arena, just simply correcting the Map it was on).

Hopefully in the future this will not happen again, as the town should be using the "Post-it" notes with the reminder date, therefore on the date of expiration the CAMA system would pop-up with a warning every time you log-in, until the post-it is removed. Also....they have you know and you pay WAY more attention and verify everything which is tremendous!

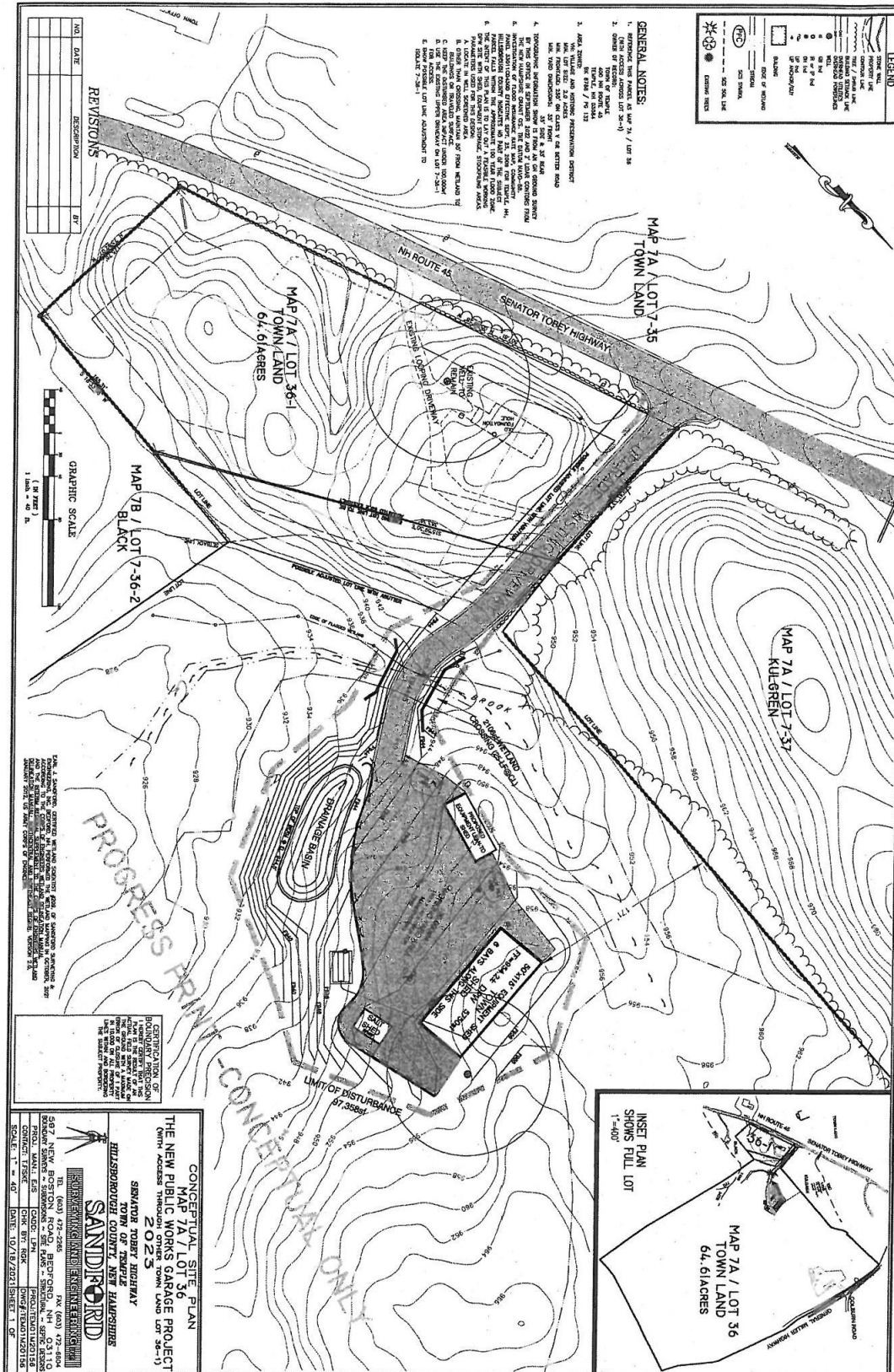
I hope this helps, please let me know if you need anything else!

Evan

TOWN OF TEMPLE, NEW HAMPSHIRE

SELECT BOARD

MINUTES OF PUBLIC MEETING



TOWN OF TEMPLE, NEW HAMPSHIRE

SELECT BOARD

MINUTES OF PUBLIC MEETING

Attachment #3

From the town assessor:

I am not sure what they do not understand. Most of the value of any property is in the initial building site, which was already out of current use on the Fiske property, they are just expanding and disturbing more excess acreage and now creating a commercial site. So if it was 100% in current use and then disturbed for this facility then it would be a different story, but because one building site was already out of current use, you can not just assess them for a second building site (They only have 1 site). Land does not sell per acre like that as they indicate, as you can see throughout the state. You can not just look at a sale for 10 acres @ 100,000 and then just say well land sells at \$10,000/acre, when it clearly does not, again because the building site area holds all the weight, what's left over is excess acreage at a much lower rate.

I will touch base with Loren Martin and see what she can do, but I can assure you we all work together and she essentially signs off on every letter our assessors send out, so they will not get a different answer.

From the review of the above by a supervisor certified by the state:

I have reviewed all of Evans correspondence with you on this matter and I concur with his findings. It appears what these taxpayers fail to understand is that the building envelope on this parcel was not in current use and assessed at market value (at the time of the last update) and therefore that portion of the land (where most of the value lies) is not subject to the land use change tax and the land to be released is merely residual to the site. The Selectmen have the final say on the amount of LUCT issued, but I would urge you to be cautious with this endeavor. We have been your contracted Assessor and we stand firmly behind our recommendation. Should you choose to bill something greater on a whim and the taxpayer appeals, we will not defend that value. I hope this helps but please don't hesitate to reach out to me should you have additional questions or concerns.

Loren Martin, CNHA #129

NH DRA Certified Property Assessor Supervisor

Director, Assessing Operations, Avatar Associates of NE, Inc

NH Assessing Standards Board member

Attachment #4

From the town assessor:

I am not sure what they do not understand. Most of the value of any property is in the initial building site, which was already out of current use on the Fiske property, they are just expanding and disturbing more excess acreage and now creating a commercial site. So if it was 100% in current use and then disturbed for this facility then it would be a different story, but because one building site was already out of current use, you can not just assess them for a second building site (They only have 1 site). Land does not sell per acre like that as they indicate, as you can see throughout the state. You can not just look at a sale for 10 acres @ 100,000 and then just say well land sells at \$10,000/acre, when it clearly does not, again because the building site area holds all the weight, what's left over is excess acreage at a much lower rate.

I will touch base with Loren Martin and see what she can do, but I can assure you we all work together and she essentially signs off on every letter our assessors send out, so they will not get a different answer.

From the review of the above by a supervisor certified by the state:

I have reviewed all of Evans correspondence with you on this matter and I concur with his findings. It appears what these taxpayers fail to understand is that the building envelope on this parcel was not in current use and assessed at market value (at the time of the last update) and therefore that portion of the land (where most of the value lies) is not subject to the land use change tax and the land to be released is merely residual to the site. The Selectmen have the final say on the amount of LUCT issued, but I would urge you to be cautious with this endeavor. We have been your contracted Assessor and we stand firmly behind our recommendation. Should you choose to bill something greater on a whim and the taxpayer appeals, we will not defend that value. I hope this helps but please don't hesitate to reach out to me should you have additional questions or concerns.

Loren Martin, CNHA #129

NH DRA Certified Property Assessor Supervisor

Director, Assessing Operations, Avatar Associates of NE, Inc

NH Assessing Standards Board member

TOWN OF TEMPLE, NEW HAMPSHIRE
SELECT BOARD
MINUTES OF PUBLIC MEETING