

TOWN OF TEMPLE, NEW HAMPSHIRE
BOARD OF SELECTMEN
August 13, 2013
FINAL MINUTES OF PUBLIC MEETING

Board members present: Mike Darnell, Gail Cromwell, and John Kieley

Call to order by Kieley at 5:30 p.m.

Birchwood Inn: Andrew Cook and Nick Finnis came before the board to discuss the possibility of making alterations to the inn to include creation of two long-term rental apartments. Rental terms would be for six months or one year. They explained their current financial challenges and indicated some changes are required in order to ensure the survival of the business. A diagram illustrating the proposed modifications was provided, and it was explained there would be no external structural changes. Kitchens would be added to two existing areas, and one rental room would be removed. The downstairs apartment would have access to a deck and garden. The status of the well and the septic system were also discussed. Kieley stated the town, in considering this proposal, must find a fit with zoning regulations. Although the history of the inn includes multi-uses including apartments, these are not grandfathered. Kieley continued that Temple does allow one attached auxiliary apartment, but having a second apartment becomes an issue that the Board of Selectmen has no authority to approve. The owners were advised to approach the Zoning Board of Adjustment (ZBA). Kieley made a motion to approve one rental apartment, including kitchen, to be constructed in the Birchwood Inn per Temple's current zoning regulations, second by Cromwell, and voted all in favor. Cook and Finnis stressed that time is of the essence, and they will pick up related forms and paperwork at the town offices.

FD sale of old tanker: None of the Fire Engineers were present.

Tax deeds: Tax Collector Jeanne Whitcomb updated the board on the status of collecting back taxes owed for the year 2010. She reported most delinquent accounts had been brought up to date, and she expected the last few to be paid prior to the Thursday deadline.

Paperwork: Signed "Intent to Cut" form for Daler Map 8 Lot 43.
Signed and witnessed two Cemetery deeds.
Reviewed and signed vouchers.

IT upgrade: Darnell informed the board that the state is upgrading their router, which will require the town to purchase a new firewall. The cost is expected to be \$200-300. Darnell has spoken to the state and they are willing to help with configuration and tech support. Motion by Kieley to authorize Darnell to invest in new firewall technology to align the town's equipment with the state upgrade, second by Cromwell, and so voted.

Old brick school: Kieley said he had been contacted by prospective buyers for the old brick school. They are proposing creation of an art gallery and café along with two apartments and possibly artist studios. This would create a commercial use not currently allowed by zoning regulations, and would require approval from the Zoning Board of Adjustment. The prospective buyers are seeking confirmation of suggested concessions from the town as well as tax breaks to allow development of these uses before they would move forward with purchase of the property. The board noted the current assessed value related to the existing condition of the building is high. One possibility would be to have Avitar evaluate the property and adjust the assessment, allowing the Selectmen to approve a temporary abatement. As future improvements are made to the

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property the assessed value would correspondingly increase. It was noted before any of this could take place the sale of the property must occur.

Approval of Minutes: Postponed until next meeting.

Miscellaneous:

- Contact Animal Control officer Jen Rheaume to come in to discuss recommendations for a fine structure for repeat offenders.
- Status of bridge work.
- List of fire permits.

Motion by Cromwell to adjourn the meeting, second by Kieley, and so voted at 6:53 p.m.

Minutes submitted by Betsy Perry

~ Next meeting scheduled for Wednesday, September 27, 2013 ~