

TOWN OF TEMPLE, NEW HAMPSHIRE
BOARD OF SELECTMEN
JUNE 24, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: Gail Cromwell, John Kieley, George Willard

Call to order by Cromwell at 5:32 p.m.

Paperwork: Signed easement with Monadnock Conservancy for the Town Forest, M 09 L 011.

Signed forfeiture list for unlicensed dogs for the Town Clerk.

Reviewed and signed vouchers.

Move by Willard to approve the building permit applications for KJK Wireless for additional antennas on the cellular tower on Temple Mountain, second by Cromwell and voted Cromwell and Willard in the affirmative, Kieley recused himself.

Mazza Property: Herta Mazza, Holly Martin, Mark Martin, Chet Mazza, Heidi Jordan and Paul Jordan attended the meeting. Cromwell welcomed the Mazzas and reviewed the history of the meetings of the previous year.

Cromwell spoke about the need for a junk yard permit. The Mazzas stated that there is an automotive business on the property. Cromwell said there are areas on the property that qualify as a junk yard and a permit is needed to operate a junk yard. Kieley suggested that the Mazzas read the state RSAs regarding junk yards. Kieley then explained the process for obtaining a junk yard license. The Mazzas stated that the site had been approved by the State in the past. Kieley said that the site needs to be defined, screening needs to be put up and the stuff in the current use area needs to be removed. Cromwell stated that if they wish to have a "salvage yard" they need to get a permit. If they intended to keep junk around the house they would need a second permit and would also need to go to the ZBA.

The next item the Board spoke about was the trailers on M 08 L 040. Cromwell explained that these trailers are not on legal lots. A 3 acre subdivision for one trailer is needed. The second trailer could be on the remainder lot. The Mazzas would need to go to the Planning Board for the subdivision. Heidi Jordan made the statement that perhaps it was time for them to consult an attorney as she feels the Board is harassing them. Cromwell stated that the Board is trying to enforce the town zoning. Cromwell then stated that the trailer on M 08 L 53, behind the house needs to be on a separate 3 acre lot and that mobile homes (trailers) cannot be used as auxiliary apartments. Cromwell noted that there is an apartment over the garage on M 08 L 053 where Chet Mazza is living. This apartment has been constructed without a building permit and is in violation of town zoning.

Cromwell noted that the town needs a survey of M 08 L 052 to correct its records regarding this lot. Heidi Jordan stated that they would not give the town the survey and they do not owe the town anything. Chet Mazza stated that there are other people in town with zoning violations. Herta Mazza said that they are trying to clean the area up. Kieley said that the Board recognizes the effort and appreciates it. It was agreed that the Board would send a letter summarizing what needs to be done.

Highway Department: Tim Fiske, Road Agent, met with the Board to discuss two items. Fiske informed the Board that we have not received an approval of the low bidder for the Converse Road Bridge from the NH-DOT. Bob Durfee of Dubois & King cannot speak to the Board about the construction engineering until the

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approval has been received. Fiske suggested sending an email to Nancy Mayville. Kieley will send the email and copy the other Board members. Fiske proposed negotiating a cost of \$45,000.00 with Dubois & King for the construction engineering, with the acknowledgement that if there are problems the town would need to pay more. Fiske stated that the town could negotiate a lower fee, but there is not guarantee the NH-Dot would accept that fee.

The second item Fiske discussed was the retirement of Bruce Fox. Fox has given notice that he will retire effective July 7, 2014. Fox has accrued vacation and sick time that will need to be paid out. Fiske suggested advertising the position that Fox will be vacating. The Administrative Assistant has obtained a generic employment application form. Kieley suggested Fiske look at the application form to ensure that it is adequate. Fiske replied in the affirmative. It was agreed that the rate of pay for a new hire will be determined based on experience, but should be a lower wage than Fox is currently receiving.

Doug Guy Junkyard License: Willard informed the Board that he and the Fire Chief had a site visit to the junkyard. Willard looked at the fence and it has been repaired. Guy has submitted the requested paperwork. Move by Kieley to approve Doug Guy's junkyard license to run to April 1, 2015, second by Willard and voted in the unanimous affirmative.

Minutes: Move by Kieley to approve the 6/10/14 minutes as written, second by Willard and voted in the unanimous affirmative.

Move by Kieley to approve the 6/17/14 minutes as written, second by Willard and voted in the unanimous affirmative.

Committee Updates: Broadband Committee – Kieley informed the Board that Fairpoint has completed the physical build out for DSL and is now in the process of finishing the office requirements.

Miscellaneous: Office computers – Cromwell informed the Board that she has spoken to Ed Holz about the server. Holz is recommending the purchase of back-up box which would take mirror images of each hard drive. Move by Kieley to expend up to \$1,100.00 for the computer back-up technology, second by Cromwell and voted in the unanimous affirmative.

The Board discussed obtaining driving records for the Fire Department members. Records have been obtained for three EMTs. The cost of the driving records is \$15.00 each. The Board determined that the money needed could paid out of the Fire Departments health and safety line item. The Administrative Assistant will send an email to the Fire Chief.

The Board discussed the June 18, 2014 Planning Board meeting regarding site plan review for agriculture. Confusion has resulted from a 2001 vote amending the building permit requirements that exempts agriculture from site plan review. This exemption was never carried forward to the site plan review regulations. The Planning Board Chair will consult with Attorney Drescher regarding this. The PB will be looking at agriculture and commercial agriculture to determine how this affects the zoning. Martin Connolly suggested setting up an "Agricultural Committee" of local farmers to work with the PB and Board of Selectmen. Connolly stated that

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this could be an advisory committee. The Board determined that the PB should be allowed to address the issue on its own but Cromwell suggested that perhaps Connolly could form an informal group that could make suggestions to the PB.

The Board reviewed 2013 abatement recommendations from Avitar Associates. Kieley suggested that the Board make sure Avitar is not making market adjustments at this time. On the Barrett application, M 08 L 036 Kieley would like to find out if the Board has to approve an abatement for the voluntary "gutting" of the property. This application will be held at this time.

Hagen, M 08 L 045-2 Move by Kieley to accept the recommendation from Avitar Associates and approve the abatement application for Hagen, M 08 L 045-2, second by Cromwell and voted in the unanimous affirmative.

Marr/Hanson, M 07 L 039, the Board decided to hold this application and ask Avitar if the selling price had been considered as part of the process in the recommendation made. This property was not sold in an "arms length" transaction as the previous owner is in a Nursing Home and the property was sold by the Trustee of her revocable trust.

Move by Kieley to adjourn, second by Willard, and so voted at 7:54 p.m.

Minutes submitted by Debra Harling

~ Next meeting scheduled for Tuesday, July 8, 2014 at 5:30 pm ~