

**TOWN OF  
TEMPLE, NEW HAMPSHIRE**

**FINAL MINUTES OF THE PUBLIC MEETING  
BOARD OF SELECTMEN  
Meeting held on the 9<sup>th</sup> of October 2007**

Board members present: Tedd Petro, Sherry Fiske, John Kieley

Call to Order by Petro at 7:01 p.m.

Approval of prior minutes: Move by Kieley to approve the 9/25/07 minutes as amended, second by Fiske and voted in the unanimous affirmative. Move by Fiske to approve the 10/2/07 minutes as amended, second by Kieley and voted in the unanimous affirmative.

1. Subject: Loren Martin, Chris Murdough and Dan Langille from Avitar Associates met with the Board to introduce themselves. L. Martin explained that Murdough and Langille would be working with the Town of Temple on a daily basis. L. Martin is the Vice President of the assessing services. L. Martin reviewed a new Supreme Court decision that was recently decided regarding the land use change taxes. This new decision overrides a 2000 Supreme Court decision on when a change occurs that would trigger the billing for land use change tax. The new ruling applies to PRDs and calls for the tax to be triggered when the first site work is started on the project. It is not clear whether this ruling applies to conventional subdivisions as well. L. Martin explained that the Board has a year and a day to bill for a land use change tax after it knows about a change of use.
2. Subject: Randy Martin met with the Board and the Avitar Assessors to discuss land use change tax (LUCT) for R. Martin's Stonegate II PRD. There was a brief discussion of the agreement that R. Martin, Andy Blais (former Avitar Assessor) and the Town of Temple had previously regarding the LUCT for the first Stonegate Farms PRD. There was also discussion about the price differences between the lots in the Stonegate PRDs and other lots in the Town. L. Martin stated that the law is clear LUCT is 10% of the fair market value of a lot. L. Martin also stated that, if due to special circumstances, an agreement is made with regard to the LUCT there should be a specific time limit on that deal. L. Martin informed the Board that abatements may be approved for "good cause shown". There was discussion about the treatment of the open space in the Stonegate PRDs. The Administrative Assistant will make an appointment with L. Martin to review the Stonegate plats.
3. Subject: Tim Fiske, Road Agent and Jim Hawkins of Brooke Leasing & Development met with the Board to discuss partial release of the road bond for Sara Drive. T. Fiske informed the Board that the final paving coat has been put on Sara Drive and there are minor items that need to be finished. T. Fiske recommended holding \$3,200.00 of the \$25,000.00 bond. Move by Petro to retain \$3,200.00 of the road bond for Sara Drive and release \$21,800.00 plus interest to Brooke Leasing & Development, second by Kieley and voted in the unanimous affirmative.

*Items in italics are action items*

**Items in Bold are for discussion at a future meeting.**

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4. Subject: Tim Fiske, Road Agent, met with the Board to update them on the Memorial Highway Bridge. T. Fiske informed the Board that the costs as of 10/9/07 are approximately \$41,000.00. The wing walls should be completed and the bridge graveled by 10/19/07. T. Fiske estimated that the costs would be up to \$55,000.00 by 10/19/07. T. Fiske and the Board discussed pouring a 12" cement deck to separate the bridge from shocks and vibrations. The estimate for a cement deck was \$6,000.00 to \$8,000.00. A guardrail system will also be needed. T. Fiske had no cost for a guardrail system at this date, but estimated the cost would be under \$10,000.00. T. Fiske informed the Board that he had spoken to the DES about the concrete culvert installed instead of an arch. DES did not think that the culvert fell under their jurisdiction as it is not in wetlands, the Town may need to send "as built" plans to the DES for their records. T. Fiske will meet with the Board on 10/23/07 at 7:30 p.m.
  
5. Subject: Dave Repak, representing the Friends of Temple Town Hall (FTTH), informed the Board that FTTH had met with representatives from LCHIP regarding the LCHIP grant. FTTH has been invited to make a 7-minute presentation to the LCHIP Board on 10/19/07 at 11:50 a.m. Repak requested that the Board request that Architect Monahon start plans for the main portion of the Town Hall. The estimated architectural fees are \$36,000.00. The Administrative Assistant will compose a letter to Monahon for the Board's signatures. The Board approved FTTH verbally informing Monahon that he may begin plans for the main portion of the Town Hall, pending receipt of the letter.
  
6. Subject: Reviewed and signed vouchers.  
Petro signed the E911 Liaison appointment form for the State E911 Bureau appointing Debra Harling, primary liaison and Betsy Perry, secondary liaison. Move by Petro to award the Town Report bid to Sherry Fiske, second by Kieley and voted Petro and Kieley for with Fiske recusing herself. The Board approved sending the deed for the Wolber's conservation Easement to the Town Attorney.  
Petro informed the Board that he had spoken to a representative of Souhegan Valley Ambulance (SVAS). SVAS would not be able to provide Ambulance service for Temple at this time. The Administrative Assistant has not spoken to the Town Administrator in Peterborough as of 10/9/07. Fiske informed the Board that the Police Contract has been sent to the Attorney General's office for review.

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6. Subject: (Cont.) Signed a building permit application for Van Dam, M 08 L 028-13 – addition.  
Fiske asked the Board to think of any suggestions to “spruce up” the center of Town for the Town’s 250<sup>th</sup> birthday. Petro suggested setting up a Town forum and having the 250<sup>th</sup> birthday as one of the items. Petro asked the Board to start thinking about warrant articles for 2008. Items discussed were driveway plowing, making an extra payment on the General Miller land, the Police contract, the Ambulance contract and the roofs for the Library and Municipal Building.
7. Subject: Move by Fiske to adjourn, second by Petro. Meeting adjourned at 9:14 p.m.

Minutes submitted by Debra Harling, Administrative Assistant