

TOWN OF TEMPLE, NEW HAMPSHIRE

OFFICE OF SELECTMEN

DECEMBER 11, 2012
FINAL MINUTES OF PUBLIC MEETING

Board members present: Mike Darnell and Tedd Petro

Call to order by Darnell at 7:00 p.m.

- 1) Appointment – David Yetman re: property taxes. Mr. Yetman had questions about his tax rate per acre and presented a chart showing comparison with other properties in town. Petro advised that assessment of a parcel cannot be broken down to a per acre cost. Mark Stetson from Avitar Associates was present and further explained how the bulk of value relates to the building site portion of a lot. As an example, he indicated with 3-acre zoning as defined in the town's zoning ordinance, there would only be an incremental difference in value between a 2-acre lot and a 3-acre lot. There was discussion of the definition of a non-buildable lot. Yetman then said his assessment indicates his land is noted as "wet" but the yard is routinely flooded and his driveway washes out. He continued that road agent Tim Fiske had looked at the situation and had not come up with any solution. Yetman also said his house is defined as "average" but there are major issues with the condition. Stetson stated he had been at Yetman's home earlier in the day and agreed there were issues to consider. Yetman was urged to file for an abatement and provided with an application form.
- 2) Appointment – Wayne Edwards re: 2011 abatement application. Edwards was present to try to mediate a settlement of his appeal to the Bureau of Tax and Land Appeals (BTLA) for a previous abatement denial. He presented photographs of prominent ledge in his lot and said he feels his land assessment value is way out of line. Edwards also had a copy of a bank appraisal that indicated a lower property value, and said that overall real estate values were down. Stetson explained how bank appraisals are created vs. how town assessments are done. Stetson also provided information on how the state tracks qualified sales, establishment of an equalization rate, determination of adjusted property values, how zoning determines minimum lot size and a building lot carries the bulk of value, and what is involved in going through the stages of the BTLA process. Edwards arranged to provide a copy of the bank appraisal to Stetson. After further discussion Edwards agreed to have Stetson come inspect the property, and they will meet on Wednesday 12/19/12 at 7:30 a.m.
- 3) Patty Edwards asked a question about police special details and who is paying into the pension system. She was advised to attend the Police Co-op Board meeting during their monthly meeting and seek answers from them.
- 4) Signed Intent to Cut form for Beringer.
- 5) Signed Special Events Application for Souhegan Lions Clue 5K Road Race.
- 6) Reviewed letter of interest from Amy Cabana re: appointment to Recreation Committee. Move by Darnell to appoint Amy Cabana to the RecCom, second by Petro, and so voted.
- 7) Agreed that date of next BOS meeting should be on Thursday, 12/27/12 (due to holiday on regular meeting date).
- 8) Reviewed quote submitted by Rose Lowry for the 2012 Town Report. Brief discussion of a range of dollar amounts related to services to be provided. Move by Petro to accept Lowry's bid up to a maximum of \$4500 (at her discretion), second by Darnell, and so voted.
- 9) Review of prior minutes – tabled until next meeting.
- 10) Reviewed and signed vouchers.
- 11) Reviewed and signed three letters to Trustees of the Trust Funds for reimbursement.

Move to adjourn by Darnell, second by Petro, and so voted at 8:10 p.m.

Minutes submitted by Betsy Perry