



Board Assistant <boardassistant@templenh.org>

draft text of warrant article--Historical Soc.

5 messages

Honey Hastings <honeyhastings@earthlink.net>
To: Board Assistant <boardassistant@templenh.org>

Mon, Dec 9, 2019 at 7:28 AM

Paul

I'd like to run this draft warrant article (see below) by the Select Board. Would it be possible to have it as an "old business" item? If this week's SB agenda is too full, I can wait until the 17th. My request to them is below the line.

9 December 2019

TO: Select Board

FROM: Honey Hastings, for Historical Society

RE: Draft warrant article for museum

Please give me your thoughts on the text below. It would give the Select Board oversight of the size and "look" of the building—both are topics that you mentioned when you voted an approval in principle.

To see if the Town will vote to authorize the Historical Society of Temple to build a museum on town-owned land adjacent to Temple Schoolhouse No. 6. The size and external design of the museum shall be subject to approval by the Select Board.



Board Assistant <boardassistant@templeh.org>

Mark Salisbury (M6B L16) - poly buildings taxing questioned

4 messages

Board Assistant <boardassistant@templeh.org>

Tue, Dec 3, 2019 at 1:14 PM

To: mark stetson <mark@avitarassociates.com>

Cc: Evan Roberge <evan@avitarassociates.com>

Hi Mark:

Mark Salisbury stopped in today to complain about the new 2019 assessment on 6B 16 that in the past did not assess/tax his two poly hoop roof systems for his cows. Those are now showing as metal carports for \$9,999 and \$4,992.

He says these were constructed in compliance with NH RSA 72:12-d and should not be assessed/taxed.

He'd like to avoid the time and hassle of an abatement filing with the Select Board. Feel free to call me to discuss or let me know if you need further information. One building is 20 years in place, the other 2 years old.

See https://www.lawserver.com/law/state/new-hampshire/nh-statutes/new_hampshire_revised_statutes_72_12-d

Thanks.

Best,
Paul

--

Paul Clifton-Waite

Assistant to the Select Board

Town of Temple, NH

603.878.2536

Hours: Mon. 7-9 a.m., Tues. 8-6 p.m., Thurs. 8-6 p.m., 1st and 3rd Sat 8-11 a.m.

Evan Roberge <evan@avitarassociates.com>

Tue, Dec 3, 2019 at 3:03 PM

To: Board Assistant <boardassistant@templeh.org>

Hi Paul,

From Mark and I's understanding those are canvas type structures currently used to store hay/animals (barn type use) and are not "plastic greenhouses" used for culture, propagation, and protection of agricultural products. Furthermore, if they are affixed to the underlying real estate with concrete or similar non-portable footings that would also unqualify them.

However, either way the taxpayer, if his intention is to contest the assessment, would need to file an abatement, as the final warrant has been done and values are finalized for 2019.

Evan

[Quoted text hidden]

Board Assistant <boardassistant@templenh.org>
To: Evan Roberge <evan@avitarassociates.com>

Tue, Dec 3, 2019 at 3:11 PM

Hi Evan:

Thanks for this information. I will relay to Mr. Salisbury. He did say that the concrete footings are just tied to the fabric and the covering can be easily removed. But I will tell him that it is a formal process at this point.

Thanks,

Paul

[Quoted text hidden]

Evan Roberge <evan@avitarassociates.com>
To: Board Assistant <boardassistant@templenh.org>

Tue, Dec 3, 2019 at 3:13 PM

correct, abatement process at this point, since the final warrant is done. Because, let's say after more research we side with Mr. salisbury, we can make the changes going forward (for tax year 2020) but 2019 has been finalized so without an abatement he couldn't get the taxes attributed to those buildings back.

[Quoted text hidden]

TEMPLE PLANNING BOARD

P.O. Box 105
Temple, NH 03084 - 0105

September 6, 2000

Temple Board of Selectmen
PO Box 191
Temple, NH 03084

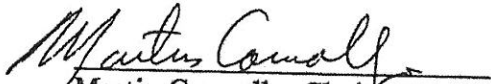
The Board of Selectmen:


The Planning Board discussed with Mr. Mark Salisbury of Temple the issue of whether a greenhouse with a fabric cover is a structure as defined in the Temple Zoning Ordinance.

It was agreed by the Planning Board that as the proposed shelter would not be permanently fixed or attached to the ground and would not have power or water it would not be considered a structure, but personal property, like a tent.

The Planning Board discussed this approximately two years ago and the same conclusion was reached and a similar letter was written to the Board of Selectmen.

Sincerely;


Martin Connolly, Chairman


Allan Pickman, Secretary

TITLE V TAXATION

CHAPTER 72 PERSONS AND PROPERTY LIABLE TO TAXATION

Property Taxes

Section 72:12-d

72:12-d Exemption. –

I. Demountable, plastic-covered greenhouses shall be exempt from taxation as provided by RSA 72:6, if all of the following qualifications are met:

(a) Removal of the demountable greenhouse will not affect the utility of the underlying real estate.

(b) The demountable greenhouse is not permanently affixed to the underlying real estate with concrete or similar non-portable footings.

(c) Removal of the demountable greenhouse can be accomplished without significant damage to the greenhouse and will not render the greenhouse unfit for subsequent use as a demountable greenhouse.

(d) The demountable greenhouse is specifically designed, constructed, and used for culture, propagation, and protection of agricultural products.

(e) The demountable greenhouse is not used for the retail sale of any non-agricultural products.

II. For purposes of this section, the term "demountable, plastic-covered greenhouse" means:

(a) Framework.

(b) Coverings.

(c) Electric services not fixed to the underlying real estate.

(d) Benches.

(e) A source of heat not fixed to the underlying real estate.

(f) A source of ventilation not fixed to the underlying real estate.

(g) An irrigation system not fixed to the underlying real estate.

III. Nothing in this section shall be construed in any way to change or affect the current use laws under RSA 79-A and the rules adopted in furtherance of RSA 79-A.

Source. 1998, 296:1, eff. April 1, 1999.

124 N.H. 79, 470 A2

ption period
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ly when construction
five-year period can
of Public Service Co
3) 124 N.H. 79, 470 A

of this section, to
of pollution contro
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the conclusion that
to begin the twenty
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the completion of
Appeal of Public S
hire (1983) 124 N.H.

exemption for pro
ontrol. 65 ALR9d

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facility prev
environmental
-a and determi
SA 72:12-a; p
extended by an
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ion in accordan

—1996. Substituted
mental services”
and pollution con

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exempt from
ations:
senger tramway
es, sheaves
al apparatus;

It is not permanently affixed to the real estate upon which it is
ated; and
H. It is capable of being removed from the real estate.

HISTORY

1981, 237:1, eff. Aug. 10, 1981.

12-d Exemption.

Demountable, plastic-covered greenhouses shall be exempt from tax-
as provided by RSA 72:6, if all of the following qualifications are met:

- a) Removal of the demountable greenhouse will not affect the utility of
underlying real estate.
- b) The demountable greenhouse is not permanently affixed to the
lying real estate with concrete or similar non-portable footings.
- c) Removal of the demountable greenhouse can be accomplished
significant damage to the greenhouse and will not render the
house unfit for subsequent use as a demountable greenhouse.
- d) The demountable greenhouse is specifically designed, constructed,
ed for culture, propagation, and protection of agricultural products.
- e) The demountable greenhouse is not used for the retail sale of any
gricultural products.

For purposes of this section, the term “demountable, plastic-covered
house” means:

- a) Framework.
 - b) Coverings.
 - c) Electric services not fixed to the underlying real estate.
 - d) Benches.
 - e) A source of heat not fixed to the underlying real estate.
 - f) A source of ventilation not fixed to the underlying real estate.
 - g) An irrigation system not fixed to the underlying real estate.
- Nothing in this section shall be construed in any way to change or
current use laws under RSA 79-A and the rules adopted in
of RSA 79-A.

HISTORY

1991, eff. April 1, 1998.

mines, Sand, Gravel, Loam, or Other Similar Substances. Real
estate shall be taxed independently of any mines or ores contained therein
mines or ores shall become a source of profit, and independently
gravel, loam, or other similar substances contained therein
them shall become a source of profit; except when such mines,
gravel, loam, or other similar substances, or rights therein are
person other than the one to whom such real estate is taxed,
they shall be taxed as real estate to such other person. This

NAME: _____ Transfer Date: ____/____/____

Card No. ____ of ____

| | |
|---|---------------------|
| 3 | |
| 2 | |
| 1 | WESTERN SUBDIVISION |

| DATE LISTED | UTILITIES | | ROAD | | TOPOGRAPHY | |
|-------------|-------------|---------------|----------|--------|------------|------|
| | Electricity | Well | Paved | Gravel | Level | High |
| APPRAISER | Spring | Artesian Well | Dirt | Low | Rolling | |
| REVISIONS | Water Comm. | Septic Tank | Sidewalk | Swamp | Steep | |
| REMARKS | Sewer Comm. | Street Lights | Ledge | | | |

| CLASSIFICATION | NO. OF ACRES | UNIT PRICE | BASIC VALUE | TOPO. DEP. % | SIZE DEP. % | APPRaised VALUE | REMARKS OR CORRECTIONS | SUMMARY OF VALUE PREVIOUS YEAR | |
|-----------------------------|---------------|------------|--------------|----------------|-------------|-----------------|------------------------|--------------------------------|----------------|
| | | | | | | | | | FR. FOOT PRICE |
| Resubdiv | | | | | | | | Land | |
| Front Acres | | | | | | | | Land | |
| Rear | | | | | | | | Bldg. | |
| Rear | | | | | | | | Total | |
| Rear | | | | | | | | 1943 | |
| Rear | | | | | | | | Land | |
| Rear | | | | | | | | Land | |
| Rear | | | | | | | | Bldg. | |
| Total Acres | | | | | | | | Total | |
| FIGURED FRONT | AVERAGE DEPTH | UNIT PRICE | UNIT PERCENT | FR. FOOT PRICE | BASIC VALUE | TOPO. DEP. % | TOPO. DEP. % | EXCESS FRONT % | UNDER. DEP. % |
| | | | | | | | | | |
| Paving, Hot Top or Concrete | | | | | | | | | |
| TOTAL VALUE | | | | | | | | | |
| Total | | | | | | | | | |

MAP 6 LOT 16

CURRENT USE
PROPERTY ASSESSMENT RECORD

TOWN OF

| NAME | | TRANSFER DATE | | YEAR | | CLASSIFICATION | | ACRES | | UNIT PRICE | | BASIC VALUE | | REC % | | APPRAISED VALUE | | SUMMARY OF TOTAL ASSESSMENT | |
|---------------------------------------|--|------------------|--|---------------|--------|-----------------|-----|-------------|----|-----------------|-------------|---------------|----|-----------------|--|-----------------|--|-----------------------------|--|
| Solidbury, Lawrence & Solidbury, Mark | | 12/18/1998 | | 1995 | Form | 4.0 | 400 | 1600 | 20 | 1280 | LAND 61,600 | | 19 | 93 | | | | | |
| 404 Melendy Rd. Route 45 | | Bect | | 1998 | Forest | 2.3 | 75 | 172 | 20 | 138 | BLDG 24,950 | | 19 | 93 | | | | | |
| Melford, John & Co. 103084 | | Page 03084 | | | | | | | | | | TOTAL 86,550 | | | | | | | |
| 54615 Bect, Lawrence, Mark | | | | | | | | | | | | TOTAL 86,550 | | | | | | | |
| 1 | | | | | | | | | | | | TOTAL 86,550 | | | | | | | |
| YEAR CLASSIFICATION | | ACRES | | UNIT PRICE | | BASIC VALUE | | REC % | | APPRAISED VALUE | | LAND | | BLDG | | TOTAL | | | |
| 93 | | 4 | | 400 | | 1600 | | 20 | | 1280 | | 66050 | | 55550 | | 120,450 | | | |
| Fairview | | 2.3 | | 75 | | 172 | | 20 | | 138 | | 19 | | 94 | | | | | |
| ACRES IN CU | | TOTAL CU VALUE | | ACRES IN CU | | TOTAL CU VALUE | | ACRES IN CU | | TOTAL CU VALUE | | LAND | | BLDG | | TOTAL | | | |
| | | 1418 | | 6.3 | | 1418 | | 6.3 | | 1418 | | 66050 | | 55550 | | 121,600 | | | |
| ACRES IN CU | | RATIO ADJ | | ACRES IN CU | | RATIO ADJ | | ACRES IN CU | | RATIO ADJ | | LAND | | BLDG | | TOTAL | | | |
| | | X 123 % | | 2.3 | | X 122 % | | 2.3 | | X 122 % | | 19 | | 95 | | | | | |
| TOTAL ACRES | | 8.25 | | CU ASSESSMENT | | 1744 | | TOTAL ACRES | | 8.15 | | CU ASSESSMENT | | 1730 | | | | | |
| YEAR CLASSIFICATION | | ACRES | | UNIT PRICE | | BASIC VALUE | | REC % | | APPRAISED VALUE | | LAND | | BLDG | | TOTAL | | | |
| 93 | | 4 | | 400 | | 1600 | | 20 | | 1280 | | 66050 | | 55550 | | 121,600 | | | |
| Fairview | | 2.3 | | 75 | | 172 | | 20 | | 138 | | 19 | | 94 | | | | | |
| ACRES IN CU | | TOTAL CU VALUE | | ACRES IN CU | | TOTAL CU VALUE | | ACRES IN CU | | TOTAL CU VALUE | | LAND | | BLDG | | TOTAL | | | |
| | | 1418 | | 6.3 | | 1418 | | 6.3 | | 1418 | | 66050 | | 55550 | | 121,600 | | | |
| ACRES IN CU | | RATIO ADJ | | ACRES IN CU | | RATIO ADJ | | ACRES IN CU | | RATIO ADJ | | LAND | | BLDG | | TOTAL | | | |
| | | X 123 % | | 2.3 | | X 122 % | | 2.3 | | X 122 % | | 19 | | 95 | | | | | |
| TOTAL ACRES | | 8.25 | | CU ASSESSMENT | | 1744 | | TOTAL ACRES | | 8.15 | | CU ASSESSMENT | | 1730 | | | | | |
| FIG FRONT | | AVERAGE DEPTH | | UNIT PRICE | | UNIT FRONT FOOT | | BASIC VALUE | | TOPO % | | EXCESS % | | UND % | | APPRAISED VALUE | | | |
| | | | | | | | | | | | | | | | | | | | |
| REAR ACRE CLASSIFICATION | | ACRES | | UNIT PRICE | | BASIC VALUE | | TOPO % | | EXCESS % | | UND % | | APPRAISED VALUE | | | | | |
| 103084 | | 2.35 | | 70,000 | | X 100 | | 191 | | 57,350 | | 19 | | 93 | | | | | |
| SUMMARY OF LAND ASSESSMENTS | | CU | | 19 | | 93 | | 19 | | 94 | | CU | | 19 | | 94 | | | |
| | | CU | | 19 | | 93 | | 19 | | 94 | | CU | | 19 | | 94 | | | |
| | | N.I.C.U. | | 59,850 | | 64,300 | | 64,300 | | 64,300 | | N.I.C.U. | | 64,300 | | 64,300 | | | |
| | | TOTAL | | 61,600 | | 66,085 | | 66,085 | | 66,085 | | TOTAL | | 66,085 | | 66,085 | | | |
| PAYING ETC (PREV) | | UTILITIES (PREV) | | N.I.C.U. | | TOTAL | | | | | | TOTAL | | | | | | | |
| | | | | 5,500 | | 61,600 | | | | | | TOTAL | | | | | | | |
| | | | | 5,500 | | 66,085 | | | | | | TOTAL | | | | | | | |

NAME: Salisbury, Lawrence TRANSFERS: DATE BOOK PAGE

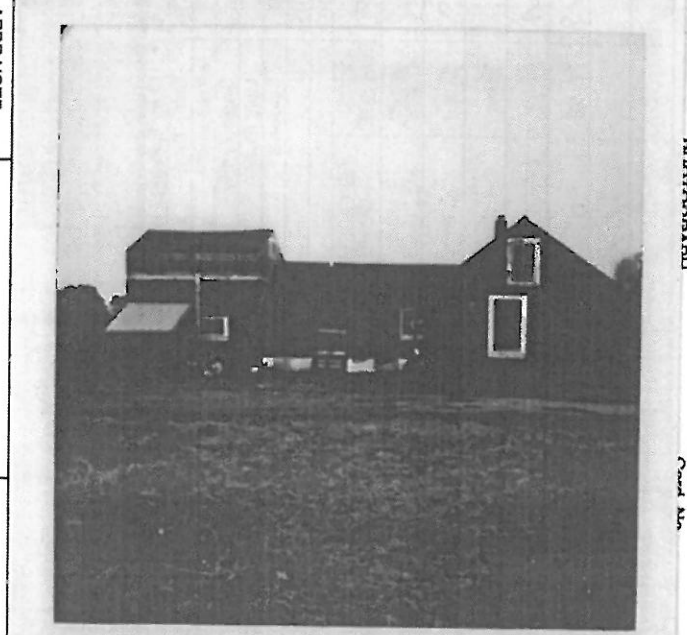
3 Salisbury, Lawrence 404 Melendy Road M. Ford NH 03055-3458

2 Salisbury, Lester W. Star Route Greenville, N.H. 03048 L/B

1 Greenville, N.H. 03048 L/B

| DATE LISTED | UTILITIES | ROAD | TOPOGRAPHY | COMPARABLES |
|-------------|---|--|---|-------------|
| 10/1/85 | Electricity <input checked="" type="checkbox"/> Well <input type="checkbox"/> | Paved <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> | Above Grade <input checked="" type="checkbox"/> Below Grade <input type="checkbox"/> | Sale Number |
| APPRaiser | Spring <input checked="" type="checkbox"/> Artesian Well <input type="checkbox"/> | Water Conn. <input checked="" type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Sewer Conn. <input type="checkbox"/> | Level <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Sleep <input type="checkbox"/> Swamp <input type="checkbox"/> Ledge <input type="checkbox"/> | |

| CLASSIFICATION | NO. OF ACRES | NO. OF UNITS | UNIT PRICE | BASIC VALUE | SITE ADJ. | # OF UNITS ADJ. | ACREAGE ADJ. | APPRaised VALUE | REMARKS | SUMMARY OF VALUE |
|----------------|--------------|--------------|------------|-------------|-----------|-----------------|--------------|-----------------|--------------------------------|------------------|
| Improved Site | 3.0 | 1.0 | 70,000 | 210,000 | X85 | X71 | | 42,850 | Frontal with Mt. Leas Shading. | Land 172,500 |
| Front Acres | 3.0 | 1.0 | 70,000 | 210,000 | X85 | X71 | | 42,850 | | Land 172,500 |
| Rear | | | 3,750 | | | | | 82,500 | | Bldg. 84,950 |
| Rear | | | | | | | | | | Total 171,450 |
| Rear | | | | | | | | | | Total 19,880 |
| Rear | | | | | | | | | | Total 19,880 |
| Rear | | | | | | | | | | Total 19,880 |
| Total | 8.45 | | | | | | | | | Total 19,880 |



| FIGURED FRONT | AVERAGE DEPTH | UNIT PRICE | DEPTH FACTOR | FR. FOOT PRICE | BASIC VALUE | TOPO. ADJ. | EXCESS FRONT | UNDEVELOPED ADJ. | TOTAL VALUE |
|---------------|---------------|------------|--------------|----------------|-------------|------------|--------------|------------------|-------------|
| 910 | | | | | | | | | 4,500 |
| | | | | | | | | | 112,500 |
| | | | | | | | | | 117,000 |
| | | | | | | | | | 173,550 |

6/9/94
 100% of all home value paid
 Average of all areas - call them
 To use Home - call them
 117,000 - lower than value of the house
 173,550

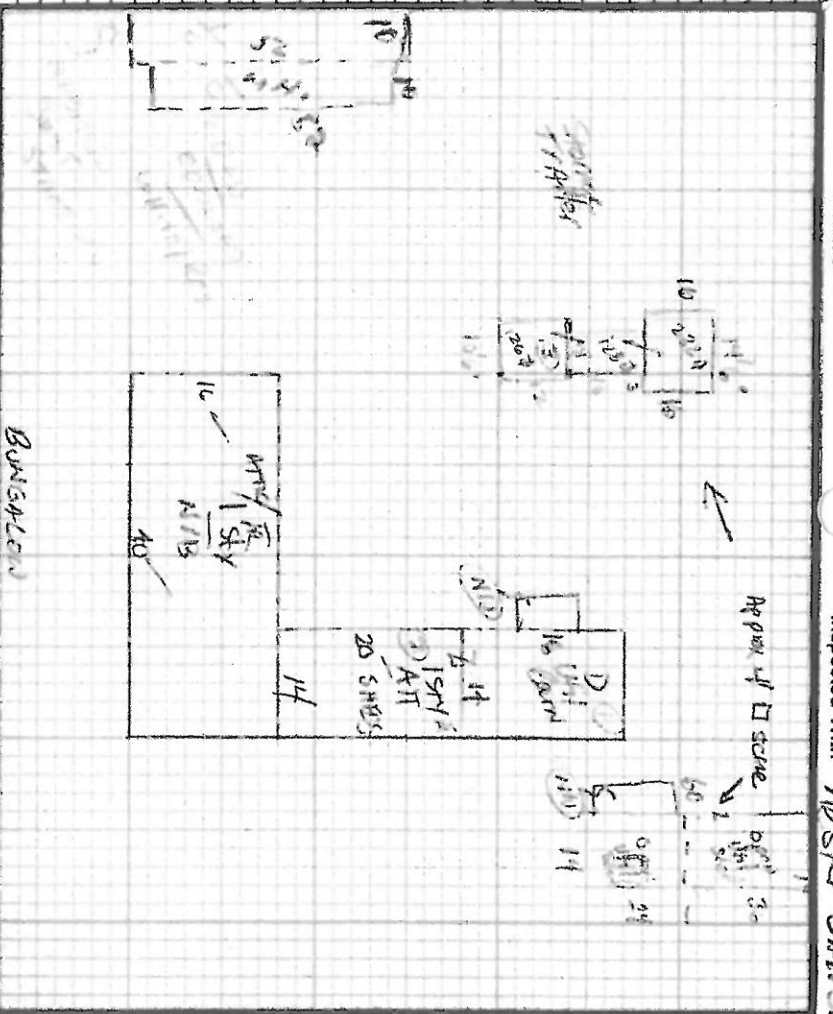
| | |
|-------------|--|
| BLDG PER. # | |
| OCC. PER. # | |

Outside

Inspected with

Hofer Saltburg

| FOUNDATION | | | KITCHEN | | | M | | | O | | |
|--------------------|---|----|---------|---|---|---|---|---|---|---|---|
| | 8 | 10 | 12 | G | A | G | A | G | A | P | P |
| Concrete | | | | | | | | | | | |
| Con. Block | | | | | | | | | | | |
| Piers | | | | | | | | | | | |
| Loose Stone | | | | | | | | | | | |
| Stone & Brick | | | | | | | | | | | |
| Basement | | | | | | | | | | | |
| Partial | | | | | | | | | | | |
| No Basement | | | | | | | | | | | |
| Slab | | | | | | | | | | | |
| Size | | | | | | | | | | | |
| Basement Finish | | | | | | | | | | | |
| Recreation Room | | | | | | | | | | | |
| Basement Garage | | | | | | | | | | | |
| Electrical | | | | | | | | | | | |
| Knob & Tube | | | | | | | | | | | |
| By Cable | | | | | | | | | | | |
| Romex | | | | | | | | | | | |
| Mixed | | | | | | | | | | | |
| Conduit | | | | | | | | | | | |
| Entrance (Amp) | | | | | | | | | | | |
| Lighting | | | | | | | | | | | |
| Outlets | | | | | | | | | | | |
| HEATING | | | | | | | | | | | |
| No Central Heat | | | | | | | | | | | |
| Stoves | | | | | | | | | | | |
| Flr. or Wall Furn. | | | | | | | | | | | |
| Electric | | | | | | | | | | | |
| Hot Air | | | | | | | | | | | |
| Hot Water | | | | | | | | | | | |
| Heat Pump | | | | | | | | | | | |
| Gas | | | | | | | | | | | |
| Fireplace & Stack | | | | | | | | | | | |
| Extra Fireplace | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | |
| Knotty Pine | | | | | | | | | | | |
| Paneling | | | | | | | | | | | |
| Beaver Board | | | | | | | | | | | |
| Drywall | | | | | | | | | | | |
| Plaster | | | | | | | | | | | |
| Vinyl | | | | | | | | | | | |
| Softwood Trim | | | | | | | | | | | |
| Hardwood Trim | | | | | | | | | | | |
| Ornamental Trim | | | | | | | | | | | |
| Thermo Pane | | | | | | | | | | | |
| Casement Window | | | | | | | | | | | |
| Metal Window | | | | | | | | | | | |
| Double Hung | | | | | | | | | | | |
| ATTIC | | | | | | | | | | | |
| Floor & Stairs | | | | | | | | | | | |
| Finished flc | | | | | | | | | | | |
| Storm Windows | | | | | | | | | | | |



| EXTERIOR | | | ROOFING | | | G. A. P. | | | Color Building | | | REMARKS | | |
|--|--|--|---------|--|--|----------|--|--|----------------|--|--|---------|--|--|
| | | | | | | | | | | | | | | |
| Novelty | | | | | | | | | | | | | | |
| T-111 | | | | | | | | | | | | | | |
| Insul-brick | | | | | | | | | | | | | | |
| Asphalt Shingle | | | | | | | | | | | | | | |
| Clapboard | | | | | | | | | | | | | | |
| Masonite | | | | | | | | | | | | | | |
| Asbestos Shingle | | | | | | | | | | | | | | |
| Stone | | | | | | | | | | | | | | |
| Wood Shingle | | | | | | | | | | | | | | |
| Shakes | | | | | | | | | | | | | | |
| Aluminum | | | | | | | | | | | | | | |
| Vinyl | | | | | | | | | | | | | | |
| Brick Veneer | | | | | | | | | | | | | | |
| Brick-on | | | | | | | | | | | | | | |
| Stone | | | | | | | | | | | | | | |
| Roll | | | | | | | | | | | | | | |
| Asphalt | | | | | | | | | | | | | | |
| Asbestos | | | | | | | | | | | | | | |
| Wood Shingle | | | | | | | | | | | | | | |
| Tar & Gravel | | | | | | | | | | | | | | |
| Color Trim | | | | | | | | | | | | | | |
| Year Built | | | | | | | | | | | | | | |
| Single Family | | | | | | | | | | | | | | |
| Multi Family | | | | | | | | | | | | | | |
| Seasonal | | | | | | | | | | | | | | |
| REPLACEMENT VALUE | | | | | | | | | | | | | | |
| REMARKS | | | | | | | | | | | | | | |
| <p>1. 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor, 8th floor, 9th floor, 10th floor, 11th floor, 12th floor, 13th floor, 14th floor, 15th floor, 16th floor, 17th floor, 18th floor, 19th floor, 20th floor, 21st floor, 22nd floor, 23rd floor, 24th floor, 25th floor, 26th floor, 27th floor, 28th floor, 29th floor, 30th floor, 31st floor, 32nd floor, 33rd floor, 34th floor, 35th floor, 36th floor, 37th floor, 38th floor, 39th floor, 40th floor, 41st floor, 42nd floor, 43rd floor, 44th floor, 45th floor, 46th floor, 47th floor, 48th floor, 49th floor, 50th floor, 51st floor, 52nd floor, 53rd floor, 54th floor, 55th floor, 56th floor, 57th floor, 58th floor, 59th floor, 60th floor, 61st floor, 62nd floor, 63rd floor, 64th floor, 65th floor, 66th floor, 67th floor, 68th floor, 69th floor, 70th floor, 71st floor, 72nd floor, 73rd floor, 74th floor, 75th floor, 76th floor, 77th floor, 78th floor, 79th floor, 80th floor, 81st floor, 82nd floor, 83rd floor, 84th floor, 85th floor, 86th floor, 87th floor, 88th floor, 89th floor, 90th floor, 91st floor, 92nd floor, 93rd floor, 94th floor, 95th floor, 96th floor, 97th floor, 98th floor, 99th floor, 100th floor, 101st floor, 102nd floor, 103rd floor, 104th floor, 105th floor, 106th floor, 107th floor, 108th floor, 109th floor, 110th floor, 111th floor, 112th floor, 113th floor, 114th floor, 115th floor, 116th floor, 117th floor, 118th floor, 119th floor, 120th floor, 121st floor, 122nd floor, 123rd floor, 124th floor, 125th floor, 126th floor, 127th floor, 128th floor, 129th floor, 130th floor, 131st floor, 132nd floor, 133rd floor, 134th floor, 135th floor, 136th floor, 137th floor, 138th floor, 139th floor, 140th floor, 141st floor, 142nd floor, 143rd floor, 144th floor, 145th floor, 146th floor, 147th floor, 148th floor, 149th floor, 150th floor, 151st floor, 152nd floor, 153rd floor, 154th floor, 155th floor, 156th floor, 157th floor, 158th floor, 159th floor, 160th floor, 161st floor, 162nd 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floor, 702nd floor, 703rd floor, 704th floor, 705th floor, 706th floor, 707th floor, 708th floor, 709th floor, 710th floor, 711st floor, 712nd floor, 713rd floor, 714th floor, 715th floor, 716th floor, 717th floor, 718th floor, 719th floor, 720th floor, 721st floor, 722nd floor, 723rd floor, 724th floor, 725th floor, 726th floor, 727th floor, 728th floor, 729th floor, 730th floor, 731st floor, 732nd floor, 733rd floor, 734th floor, 735th floor, 736th floor, 737th floor, 738th floor, 739th floor, 740th floor, 741st floor, 742nd floor, 743rd floor, 744th floor, 745th floor, 746th floor, 747th floor, 748th floor, 749th floor, 750th floor, 751st floor, 752nd floor, 753rd floor, 754th floor, 755th floor, 756th floor, 757th floor, 758th floor, 759th floor, 760th floor, 761st floor, 762nd floor, 763rd floor, 764th floor, 765th floor, 766th floor, 767th floor, 768th floor, 769th floor, 770th floor, 771st floor, 772nd floor, 773rd floor, 774th floor, 775th floor, 776th floor, 777th floor, 778th 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TEMPLE PLANNING BOARD

**P.O. Box 105
Temple, NH 03084 - 0105**

September 6, 2000

Temple Board of Selectmen
PO Box 191
Temple, NH 03084

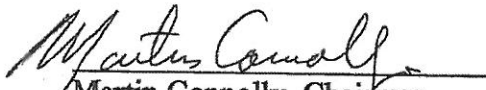
The Board of Selectmen:

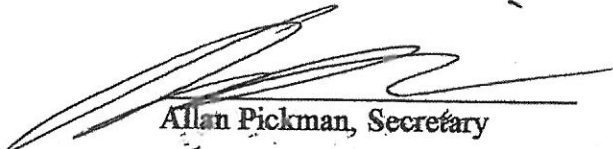
The Planning Board discussed with Mr. Mark Salisbury of Temple the issue of whether a greenhouse with a fabric cover is a structure as defined in the Temple Zoning Ordinance.

It was agreed by the Planning Board that as the proposed shelter would not be permanently fixed or attached to the ground and would not have power or water it would not be considered a structure, but personal property, like a tent.

The Planning Board discussed this approximately two years ago and the same conclusion was reached and a similar letter was written to the Board of Selectmen.

Sincerely;


Martin Connolly, Chairman


Allan Pickman, Secretary

TEMPLE PLANNING BOARD
Temple, New Hampshire 03084

December 4, 1996

Mr. Mark Salisbury
Rte 45
Temple, NH.

Dear Mr. Salisbury

I am writing this letter in response to your request for the Planning Board's interpretation of the Town of Temple Zoning Ordinance, as to whether a Building Permit is required to erect a "tent" or a membrane over frame structure similar to the steel tube and plastic sheet greenhouses that one often sees.

The Article VIII Section 2 of the Ordinance states in part:

It shall be unlawful to **erect and use any structure**, alter any existing building, change the use of any land, building or structure, remove or demolish any existing structure or relocate any building in any district within the Town of Temple without first obtaining a building permit from the Board of Selectmen or their agent, unless such structure or building is less than 125 square feet and serves as an accessory use to an existing residence. (Emphasis added.)

The question then is whether the proposed "tent" is in fact a structure. The ordinance defines structure as:

Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground including television or other types of antennae, towers, docks, patios, signs and buildings. (Emphasis added.)

And defines building as:

Any structure for the shelter, support, or enclosure of persons, animals, chattels, or property of any kind.

The test of whether the "tent" is a structure requiring a permit then is one of whether the "tent" will have a fixed location on the ground, or will be attached to something with a fixed location. As you have described the proposed "tent", it rests on planks set on the ground, and nothing is set or driven into the ground. You have also stated that it would be possible to drag the whole structure intact over level ground without harm, and that it relies on its own weight to resist the pressure of the wind, without reliance on stakes, guys, etc.

If all of these criteria are met it is the opinion of the Board that the proposed tent is not a structure as defined by the Town of Temple Zoning Ordinance, and therefore does not require a building permit. This is only an opinion, and it is the legal responsibility of the Board of Selectmen to interpret and enforce the Zoning Ordinance, so this opinion is not binding on them.

Please note that if a change of use is intended, then a permit is required, even if there is no construction or alteration. We understand that you plan to use the "tent" to store equipment currently in the old sheds, in which case there would be no change of use. Please note that a permit is required for demolition, so you will need to file an application to demolish the old sheds when the time comes.

We have not addressed the question of whether the tent would be taxable as real estate. The state tax laws and regulations probably are worded differently than the Zoning Ordinance, so there may be a different test to determine whether the "tent" is exempt from property taxes. This is a question that is outside the scope of the Planning Board's authority and expertise.

Please note that unlike most towns in New Hampshire, Temple has not adopted a building code, as authorized by state law. Both the various versions of the BOCA code, which are used by most New Hampshire towns, and the Massachusetts State Building Code consider "tents" of this sort to be structures, and subject to permits, inspection etc., whether they are permanent or temporary.

Sincerely

Allan Pickman
Chairman

| Date | Book | Page | Type | Price | Grantor |
|------------|------|------|------|-------|-----------------------|
| 09/05/2018 | 9106 | 2035 | U138 | | 1 SALISBURY, LAWRENCE |
| 06/08/2010 | 8210 | 0681 | U138 | | SALISBURY, LAWRENCE |
| 12/08/1998 | 6034 | 0265 | U138 | | SALISBURY, LAWRENCE |

| Listing History | Notes |
|-------------------------------------|---|
| 01/03/18 INSP MARKED FOR INSPECTION | FKA 6-16; CONT W/6B-17 & 15A-1 IN NEW IPSWICH TO QUAL FOR CU; WEATHERED; ORIG PART IS SINGLEWIDE MH; ADDTN BLT 1952/SOME TRIM UNFNSHD/CENT HT MH SEC ONLY, SOME LINO; WD=PRIME HT-FURN BROKEN; 2 BDRMS=NO DOORS; 42X90 POLY BARN-DNPU; 6/06=MEAS OUTBLD; CONT W/6B-17 & LAND IN NEW IPSWICH TO QUAL FOR CU; 7/13 HO ANS Q'S @ DOOR (DNVD); PU SHED; 16X14 DEMOD PER HO; PU MTL ROOF; 4/14-NOH; REMOVED 20X14 SHED-WD; DNP TENT BARN; 4/16 NOH; REMOVED 40X16 SHED; EST CANVAS CARPORTS (BARNS) ON REVIEW; |
| 04/06/16 JRVM | |
| 04/21/14 ERPR | |
| 07/30/13 ADVM | |
| 10/20/06 JDCL | |
| 08/07/06 DLUM | |
| 06/07/06 JDPO | |
| 10/21/04 JRHC | |

| Feature Type | Units | Length | Width | Size | Adj | Rate | Cond | Market Value | Notes |
|---------------|-------|--------|-------|------|-----|-------|------|--------------|-------------------|
| SHED-WOOD | 144 | 12 | 12 | | 171 | 10.00 | 60 | 1,477 | |
| SHED-WOOD | 456 | 24 | 19 | | 95 | 10.00 | 40 | 1,733 | |
| CARPORT METAL | 6,720 | 60 | 112 | | 62 | 8.00 | 30 | 9,999 | EST |
| CARPORT METAL | 3,200 | 40 | 80 | | 65 | 8.00 | 30 | 4,992 | ENCLOSED/BARN USE |
| | | | | | | | | | 18,200 |

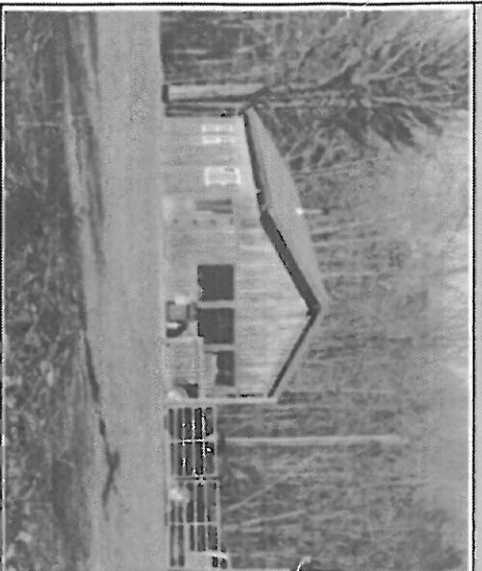
| Year | Building | Features | Land |
|------|-----------|---------------|------------|
| 2017 | \$ 20,500 | \$ 2,200 | \$ 70,839 |
| | | Parcel Total: | \$ 93,539 |
| 2018 | \$ 20,500 | \$ 2,200 | \$ 70,773 |
| | | Parcel Total: | \$ 93,473 |
| 2019 | \$ 23,500 | \$ 18,200 | \$ 76,258 |
| | | Parcel Total: | \$ 117,958 |

| Land Type | Units | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
|--------------|---------|-----------|----|-----|------|------|------|--------------|------|------------|----------------|---|---------------|-------|
| IF RES | 2,450 | 82,900 | E | 100 | 100 | 100 | 95 | 95--MILD | 100 | 74,800 | 0 | N | 74,800 | |
| FARM LAND | 300,000 | x 75 | E | 100 | | | | 90--ROLLING | 100 | 20,300 | 0 | N | 0 | |
| FARM LAND | 4,000 | x 2,000 | X | 100 | | | | 90--ROLLING | 100 | 7,200 | 100 | Y | 1,360 | |
| UNMNGD OTHER | 2,300 | x 2,000 | X | 100 | | | | 85--MODERATE | 100 | 3,900 | 80 | Y | 98 | |
| | | | | | | | | | | | 106,200 | | 76,258 | |

Zone: RA RURAL/AGRI Minimum Acreage: 3.00 Minimum Frontage: 300
 Land Valuation
 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED
 LAST REVALUATION: 2019

TEMPLE ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVIAR



PICTURE

OWNER

SALISBURY, LAWRENCE A
 SALISBURY, MARK A
 877 NH ROUTE 45
 TEMPLE, NH 03084
 Account Number: 472
 (ET AL.)

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

Model: 1.00 STORY MH
 Roof: GABLE OR HIP/PREFAB METALS
 Ext: CLAP BOARD/BOARD/BATTEN
 Int: PLYWOOD PANEL
 Floor: CARPET/PINE/SOFT WD
 Heat: WOOD/COAL/CONVECTION
 Bedrooms: 2 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 0.9555 Base Rate: MHS 42.00
 Bldg. Rate: 1.0434
 Sq. Foot Cost: \$ 43.82

BUILDING SUB AREA DETAILS

| ID | Description | Area | Adj. | Effect. |
|------------|-------------|-------|------|---------|
| FFF | FST FLR FIN | 1134 | 1.00 | 1134 |
| CRL | CRAWL SPACE | 1134 | 0.05 | 57 |
| EPF | ENCLOSED | 210 | 0.70 | 147 |
| GLA: 1,134 | | 2,478 | | 1,338 |

2019 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 58,631
 Year Built: 1954
 Condition For Age: AVERAGE 60 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 60 %
 Building Value: \$ 23,500

| | | |
|----|-----|----|
| 21 | FFF | 51 |
| | CRL | 51 |
| 21 | EPF | 21 |