

TOWN OF TEMPLE
ZONING BOARD OF ADJUSTMENT

Statement of the ZBA

March 26, 2019

Dear Members of the Temple Select Board:

On behalf of the Zoning Board of Adjustment (ZBA) of Temple, I am submitting this statement to support enforcement of ZBA decisions on an application and appeal by Alan Marsh and John Jackson-Marsh regarding the large quantity of vehicular equipment on their property on West Road.

The Temple zoning ordinance and State statutes restrict such property use in order to protect the rights and health of other residents. These laws were made through the democratic process. Temple zoning was enacted by its voters. The State statute was passed by the legislature elected by NH voters.

Long before the case came to the ZBA, the Select Board tried working with the property owners to have them bring the property in compliance with Temple's ordinances and State law. Finally, the Select Board ordered compliance. The owners appealed the order to the ZBA.

For the ZBA to approve such a property use, the applicant needed to meet the Town's special exception requirements. The ZBA determined that the applicant did not prove compliance and confirmed that decision when they requested a re-hearing. The applicant then had the option of appealing those decisions to the State Superior Court but did not take that opportunity.

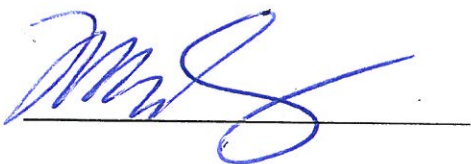
Since the Superior Court appeal period expired, the Select Board has not acted to enforce Temple's zoning ordinance relative to this property use. The property owners have had multiple opportunities to present their case. All legal processes have been followed and it is

time for enforcement. Without enforcement, the work of Temple's various land use boards is of no value and a waste of many hours of volunteer time.

The members of the ZBA have sworn to follow all ethical guidelines and laws of the state of New Hampshire. As a body, we recognize and avoid any conflict of interest our position may place us in; we don't pursue special privileges; we maintain confidentiality; and we make every and all effort to ensure our behaviors contribute to the smooth and non-biased operation of the ZBA. By operating and strictly adhering to the rules and zoning ordinances voted on by the people, we avoid acrimony and questions of bias. We work diligently to familiarize ourselves with the law that covers public open meetings and hearings and laws and cases concerning ZBAs.

In this case, we carefully reviewed all of the materials given to us to make a decision regarding the Marsh land use including a site visit. We hold sacred our role as members of this non-political and neutral body made up of Temple citizens from all walks of life to uphold our zoning laws, weigh the balances of harm and protect the health, safety and welfare of our fellow residents. We expect that the Select Board will enforce our decisions.

As volunteer members of Temple's ZBA, we ask that you follow through and enforce Temple zoning. If the ordinances are not to be enforced, why have them on the books?



Mary Beth Ayvazian
ZBA Chair

To the Temple Zoning Board and other Town Officials

In reference to: Public Hearing about the status of Heavy Equipment on the Marsh Property relative to “Junkyards” and hazards posed to water resources.

From: Scott Hecker and Ivy Bibler, owners of the abutting property at 71 Hill Rd.

Date: March 26, 2018

My name is Scott Hecker. Last October, Ivy Bibler and I purchased the former Albert Gove property at 71 Hill rd. Our home and property abuts the western side of the Marsh property with 1,789 ft of frontage on our eastern perimeter. Our 22 acres, which includes a 3-acre stocked trout pond, and more importantly our drinking water, lies directly downhill, 195 yards, from the area now covered with 30+ pieces heavy equipment and tractor trailers.

My educational background includes a Master of Sciences degree from Antioch University in Keene, where I studied hydrology and geomorphology as part of my training in Natural Resource Management. I became aware of the local discussion about this issue by attending meetings of the Temple Conservation Commission (of which I am now a member) and the Planning Board. I did not realize at that time that the location described “junkyard” happened to be on our neighbor’s property.

To learn more, I looked on Google Earth to see aerial images of the property, including all historical images from 1998 to 2018. It was evident that since around 2016, tractor trailers, cranes, bulldozers and other large pieces were quickly multiplying annually on top of the hill directly above our pond and well. Our well, with our drinking water, lies 318 yards directly downslope from the equipment storage area. This well was hand-dug by the Gove family and is only 11 ft deep, which is to say that it is fed by water near the surface.

I have researched the position of the aquifer and the soil composition of the area in question. Although the actual area where equipment is stored is not directly above the aquifer, the entire perimeter of the Marsh “hill top” is surrounded by the aquifer on 3 sides, and closest point to the aquifer is on our shared perimeter. Water transport on that hill to our pond is increased due to its steepness “15-35% slope grade” (see Attachments) and the logging on the Marsh site that occurred sometime in the past 5 years or so. In addition, there are small streamlets that flow directly down from this hilltop into our pond.

I know the ZBA and Selectmen have already reviewed the statement given by the Temple Conservation Commission on this matter submitted by Sean Radcliffe, and printed in the ZBA minutes of July 9, 2018 after a site visit on June 19, 2018, but I would like to read them for those in attendance, who may not have seen them:

“Our concerns are twofold: that many of the vehicles and machinery on the property contain oils, hydraulic fluid, antifreeze, and diesel fuel. Many, if not most, of the vehicles and machinery are significantly old, exposed to the elements and sitting on bare ground. The fluids

in the machinery pose a risk to water, surface, groundwater, and rivers. Although many residents have an old car on their property, the applicant's property has a rather large number of vehicles and machinery in one area, which increases the risk of any leaks. Although the machinery may be built to last, at some point age and exposure, will cause rubber tubing to fail, fuel lines to leak, and radiators to rust. The location of the property magnifies the risk to water resources, because it is on top of a hill and surrounded on three sides by an aquifer. Chemical leaks do not stay put. They travel and travel quickly with any precipitation. Any chemical leak will travel downhill and possibly into the aquifers. Chemical contamination of the underground water sources would affect many residents. Any contamination would affect residents, plants and animals, and would be difficult, if not impossible, to remediate any damage. The problem with the property is the increased number of vehicles and machinery, the age of the machinery, and the precarious location on top of a hill close to hared water resources. The chances of leaks and chemicals getting into shared water is simply greater."

Although the Marsh property's own well could be affected, it is more likely in this case, the first sign of contamination will be in our well and pond, because we are the closest downslope location to the area in question. In addition to impacts to our well, I am concerned that our pristine, clear pond that was stocked with trout and shared with the community to teach fly-fishing by the Gove family for decades could also be irreparably damaged.

I urge the Board of Selectmen to support the ZBA by enforcing their Superior Court case to NOT permit the conversion of this former farm property, into an ever-worsening hazard to the Town's water resources.

Respectfully submitted,

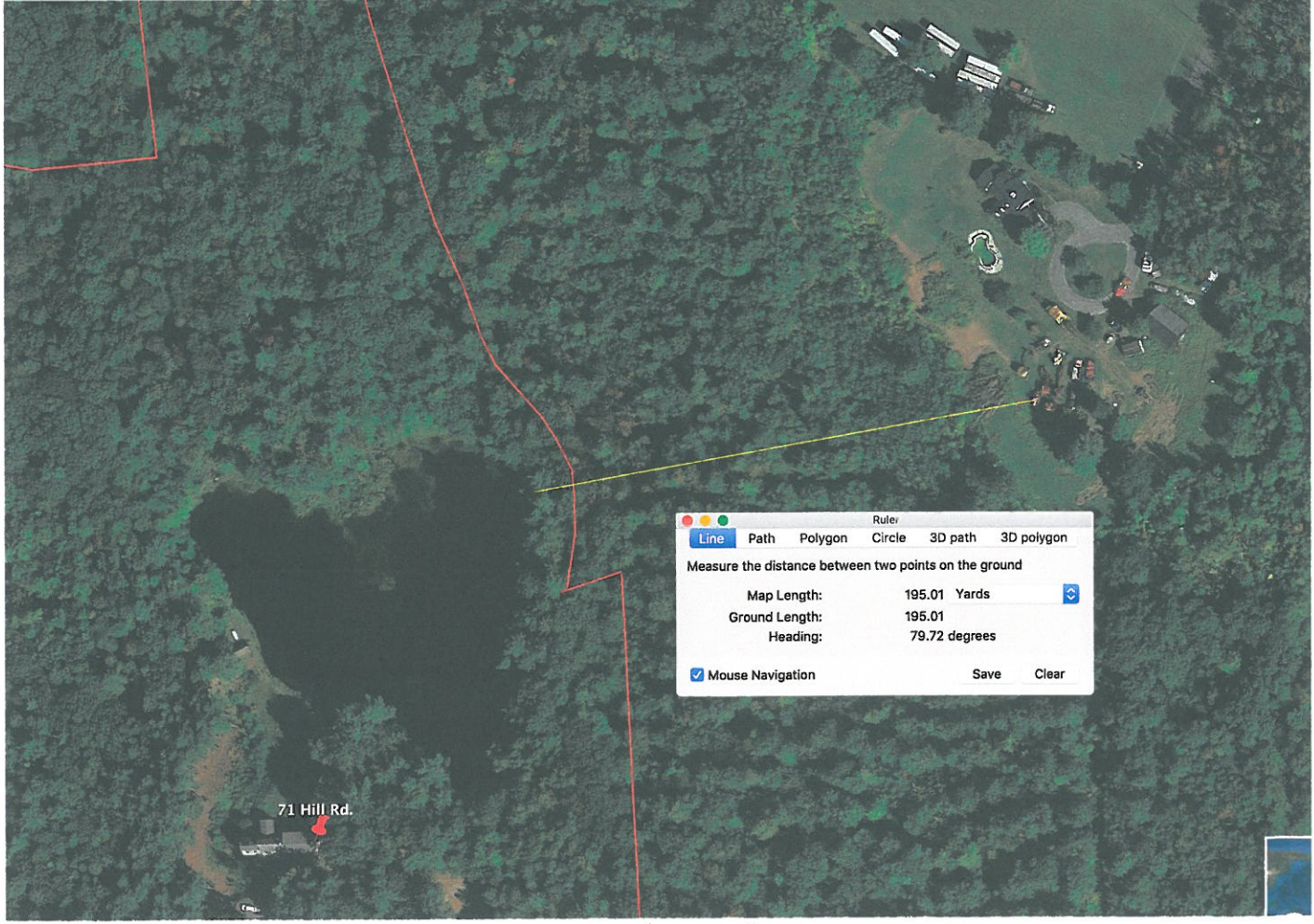
A handwritten signature in cursive script, appearing to read "Scott Hecker and Ivy Bibler". The signature is written in black ink and is positioned to the left of the typed names below it.

Scott Hecker and Ivy Bibler

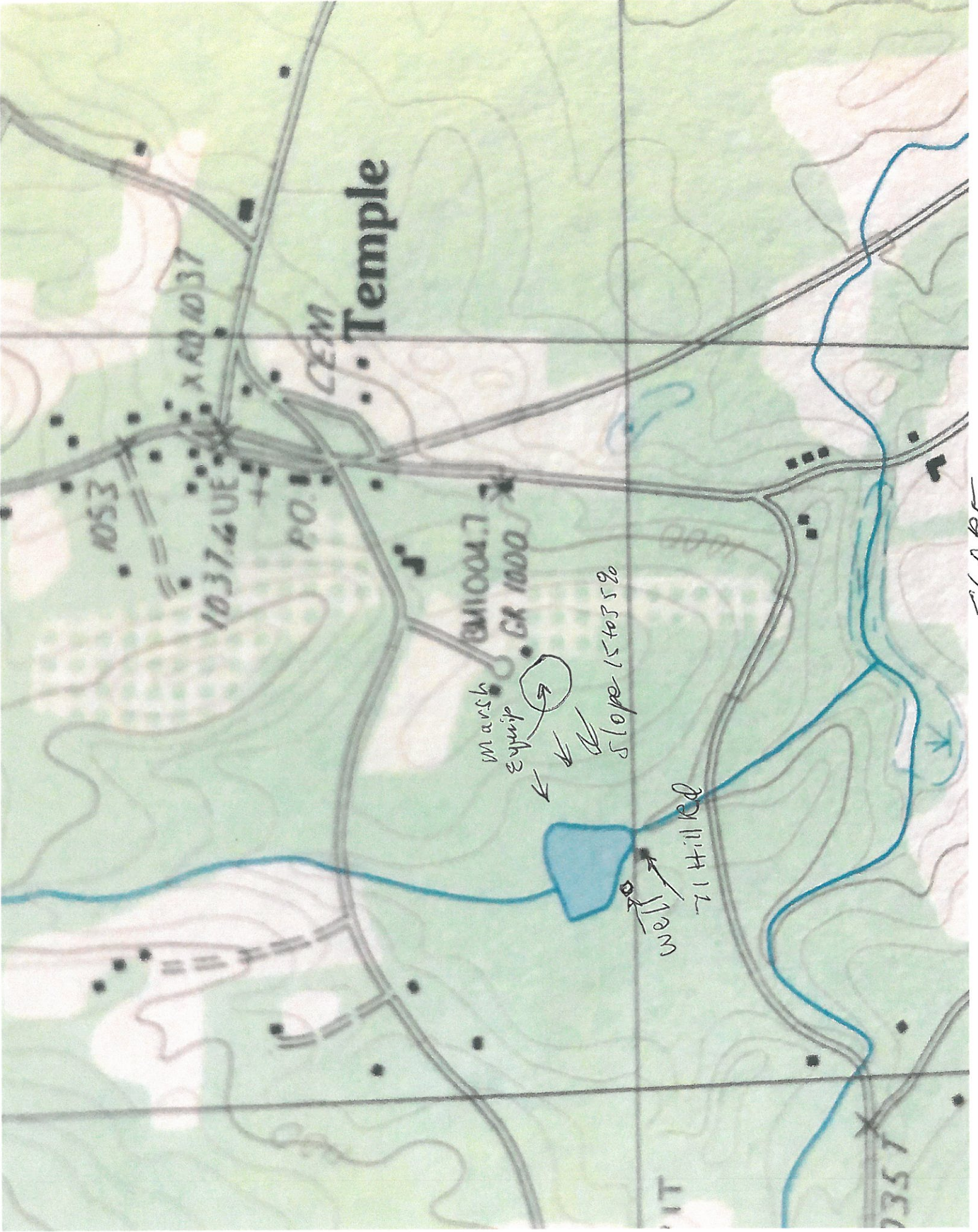


Aquifer map

Logged Hillside



195 yards to pond



Temple

CEM

PO.

1053

X RD 1037

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EM1004.7

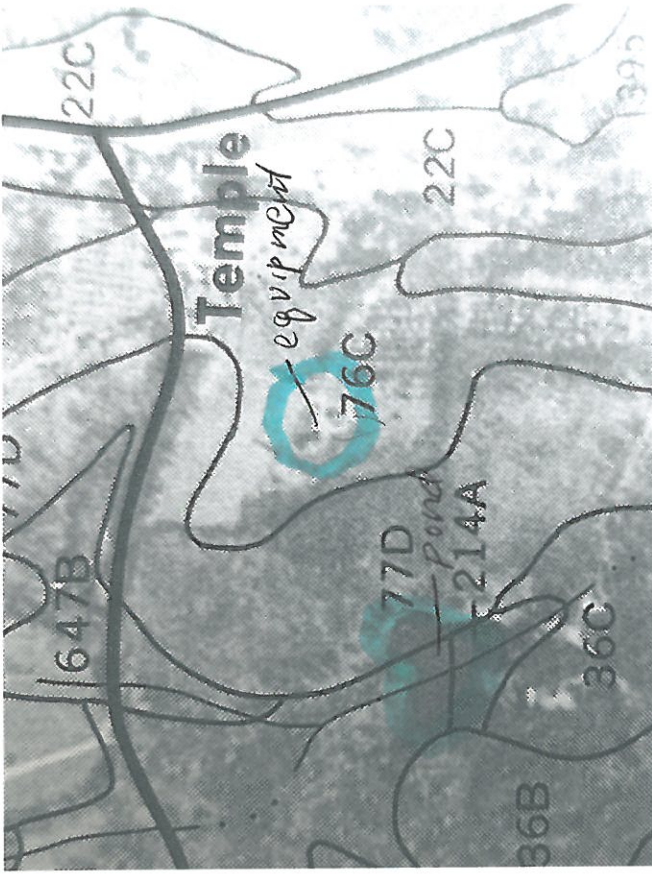
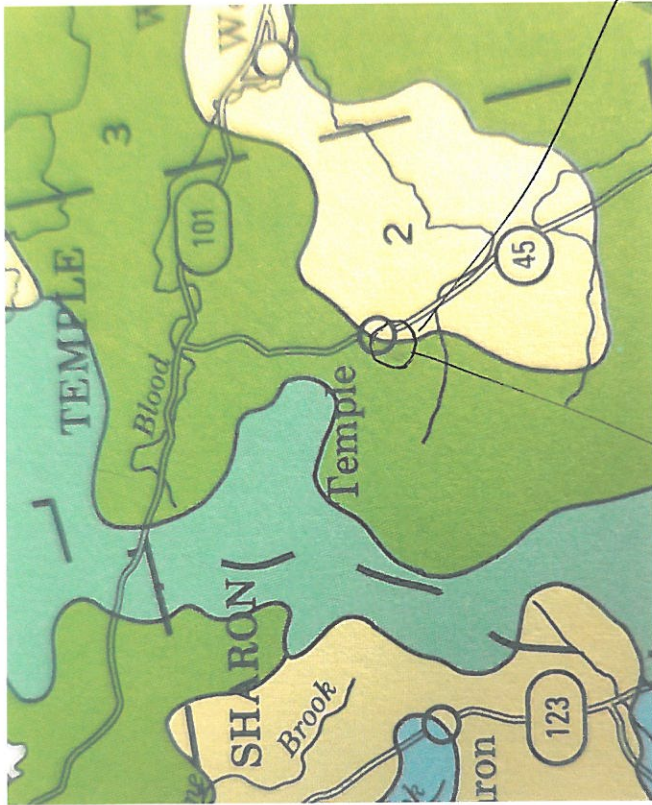
GR 1000

marsh Equip

slope 15 to 35%

7 Hill Rd

SLOPE



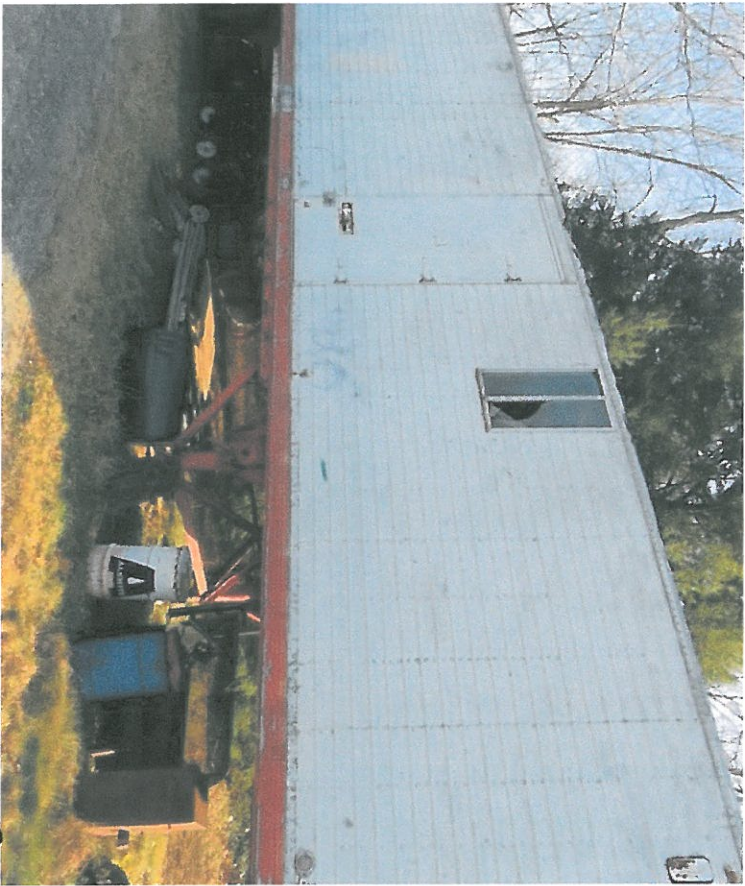
SOIL LEGEND*

- 1 COLTON-ADAMS-NAUMBURG: Very deep, nearly level to steep, excessively drained, somewhat poorly drained, and poorly drained, sandy soils; on outwash plains and terraces
- 2 MARLOW-PERU: Very deep, nearly level to steep, well drained, and moderately well drained, compact, loamy soils; on uplands
- 3 MONADNOCK-LYME: Very deep, nearly level to steep, well drained and poorly drained, loamy soils; on uplands
- 4 MONADNOCK-LYMAN-TUNBRIDGE: Very deep to shallow, gently sloping to steep, well drained and somewhat excessively drained, loamy soils; on uplands

Marsh
"Grove"
Heckersfelder

- 76B Marlow loam, 3 to 8 percent slopes
- 76C Marlow loam, 8 to 15 percent slopes
- 76D Marlow loam, 15 to 25 percent slopes
- 77B Marlow stony loam, 3 to 8 percent slopes
- 77C Marlow stony loam, 8 to 15 percent slopes
- 77D Marlow stony loam, 15 to 35 percent slopes
- 78B Peru loam, 3 to 8 percent slopes
- 79B Peru stony loam, 0 to 8 percent slopes

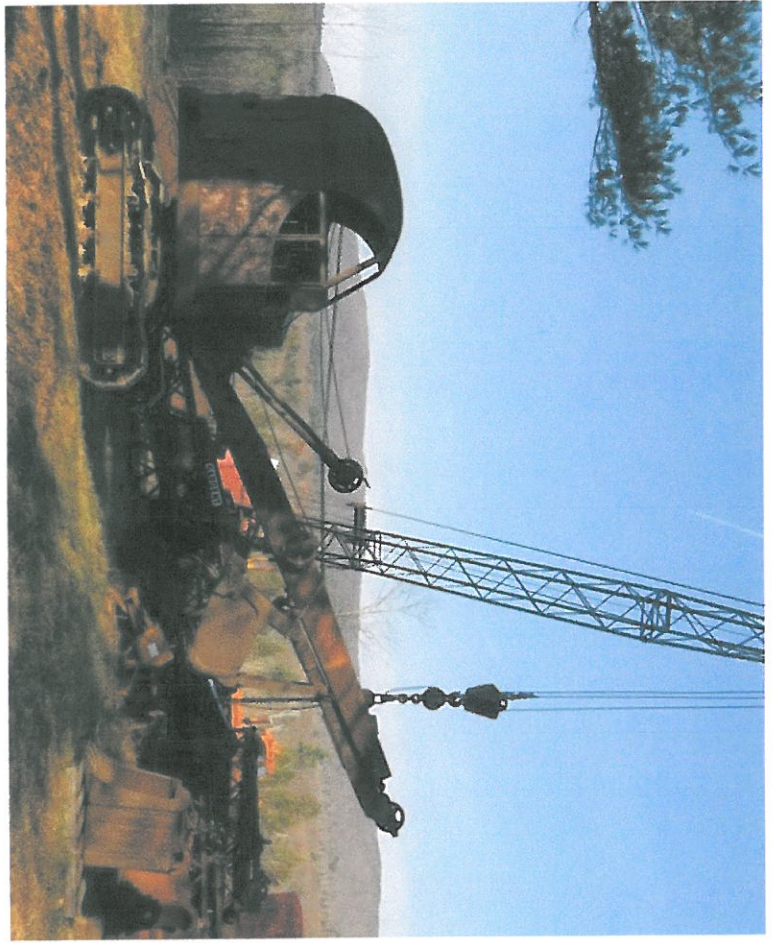
steep
slope



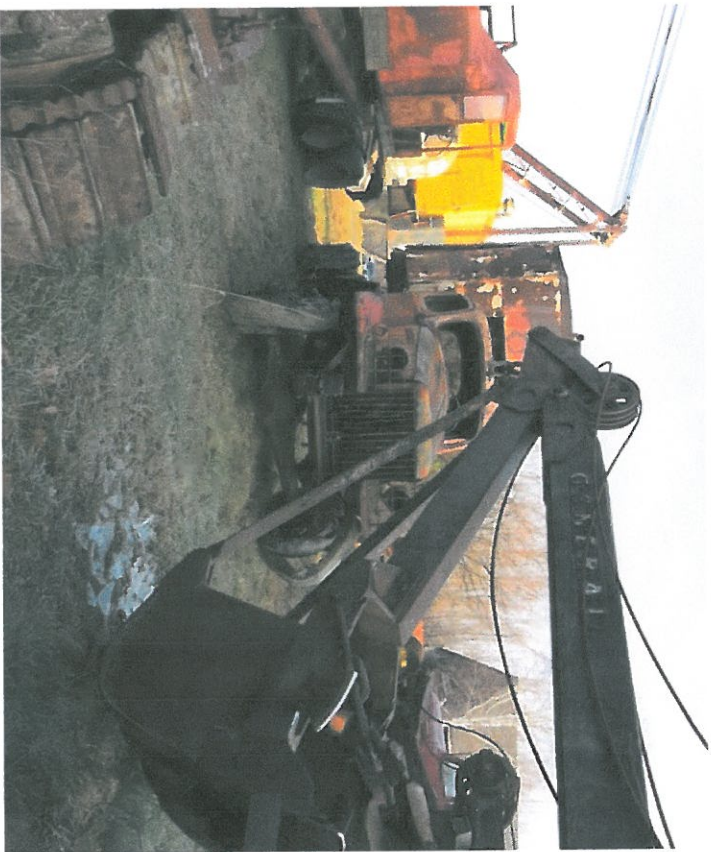
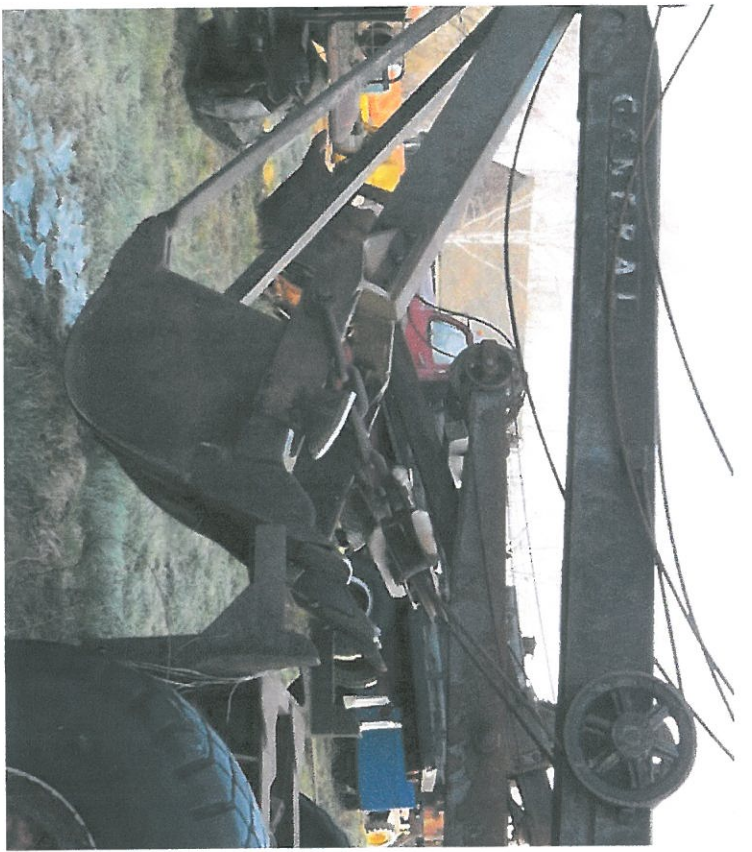
June 14 2018 SITE UNIT













9102

7/22/2016

71 Hill Rd.

2017

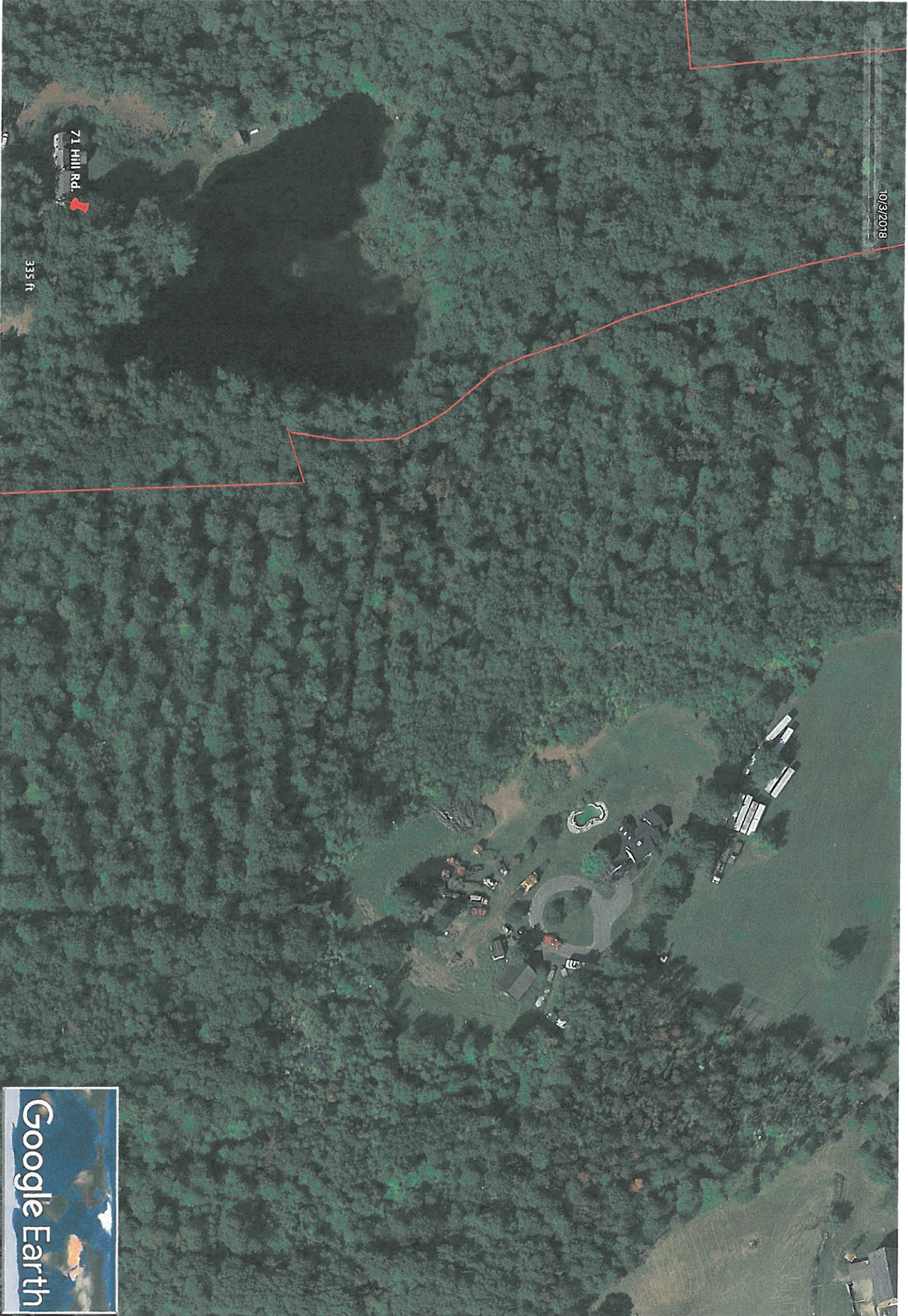


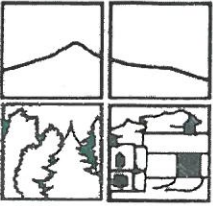
10/31/2018

71 Hill Rd.

335 ft

2018





Southwest Region Planning Commission

37 Ashuelot Street,

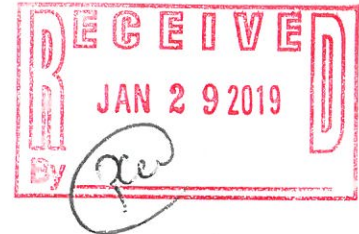
Keene, NH 03431

603-357-0557 Voice

603-357-7440 Fax

January 24, 2019

Temple Board of Selectmen
PO Box 191
Temple, NH 03084



Dear Board of Selectmen:

New Hampshire Homeland Security Emergency Management (HSEM) has notified us that they are making funding available for the Town of Temple to update its Hazard Mitigation Plan. The grant will fully cover the work necessary to update the Plan and there is no financial match requirement for the Town. The only commitment required of the Town is to provide a team of individuals to serve as a review committee in order to meet the soft match requirement. According to existing law, in order to continue to be eligible for mitigation project assistance, the local jurisdiction is required to update its plan and resubmit it for approval every 5 years.

The advantages of a Hazard Mitigation Plan are several. High on the list for many local officials is that once the Plan is in effect, the Town increases its opportunity to receive funding through various federal assistance programs following a disaster which it would not otherwise qualify for. Examples of potential funding include the Flood Mitigation Assistance Program and the Hazard Mitigation Grant Program.

There are also benefits to having a plan in place prior to a disaster such as:

- understanding the potential for loss reduction in future events;
- the establishment of priorities for loss prevention;
- reduction of social, emotional and economic disruption caused by disasters; and,
- assignment of responsibilities for agreed upon mitigation initiatives.

The Southwest Region Planning Commission has staff that have been trained in preparing Hazard Mitigation Plan updates and the Town has relied on us for this service in the past. We will provide the Town with guidance through the process using a team approach, draft the plan, prepare the required checklist for review by FEMA, and submit all quarterly reporting and funding documentation to meet the federal funding reporting requirements. We also have the staff and equipment necessary to update the Critical Facilities Map and the Past and Potential Hazards Map which we include in the Plan. Since SWRPC prepared the Town's current plan, this information has already been stored and is readily available for us to access for this update.

In order to assist HSEM with the contract for this update, they require that the Town submit a letter of commitment for selecting SWRPC to update the Town's Plan. I have included a copy of their sample letter with this correspondence.

As you may know, SWRPC is a member organization with our towns serving as members and supporting our ability to maintain a strong staff. Several years ago, SWRPC made the investment to engage its staff in gaining the expertise required to provide our member towns with the technical assistance needed to

maintain their hazard mitigation and emergency operations plans. By utilizing SWRPC to assist in these activities, the Town of Temple, as a long-standing municipal member of SWRPC, is helping us to maintain a strong staff capability in this area through the use of FEMA funds directed to our organization for this purpose.

To highlight the benefits that SWRPC can offer:

- The contract for the Plan update is directly between NH HSEM and SWRPC. The Town of Temple would not be the Grantee and therefore, is not responsible for any reporting or invoicing. As stated in the sample Letter of Commitment, the Town would be responsible for reporting and invoicing if choosing an entity other than SWRPC to prepare the Plan. This represents a reduced burden on Town staff as the reporting and documentation can be time consuming.
- GIS mapping is included as part of the update process. We will prepare a 24"x 36" Critical Facilities and Past /Potential Hazards maps to delineate areas of concern.
- Access to other studies done by SWRPC, such as the Road/Stream Crossing Study to provide detailed information that can be beneficial when projects arise.
- Long term storage of the Plan and quick access to it and/or staff support when needed.
- A relatively quick approval by FEMA due to our professional experience, knowledge of our communities, and a proven track record of preparing high quality plan updates.

The enclosed letter of commitment is needed to continue the processing of the grant which often takes several months. We anticipate the Plan update process to begin during 2019. **Your prompt attention to the enclosed letter of commitment is very much appreciated and necessary for this grant to move forward.** If preferred, you can also choose to send it by accessing the on-line link at: https://apps.nh.gov/blogs/hsem/?page_id=1090. This link will allow you to enter your community and contact information and to indicate your interest in using the Regional Planning Commission services.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,



Lisa J. Murphy
Senior Planner

Enclosure

cc: John Kieley, Emergency Management Director

(Date)

Kayla Henderson
State Hazard Mitigation Planner
Homeland Security & Emergency Management
33 Hazen Drive
Concord, NH 03305

RE: Hazard Mitigation Plan Update

Dear Ms. Henderson;

This letter will serve notice to the State of New Hampshire that the Town of Temple in regard to our Multi Hazard Mitigation Plan update, have decided to work with:

- The Regional Planning Commission; we understand that Southwest Region Planning Commission will enter into a Grant Agreement on our behalf with the State of NH, and will be responsible for maintaining all documentation and invoicing of paperwork.
- A private consultant; upon doing so we also agree to enter into a grant agreement with the State of NH, and will be solely responsible to maintain all documentation and invoicing of paperwork.

If you have any questions or comments, please feel free to contact (add local contact person and phone number)

Respectfully,

(Add name)
Select Board Chair

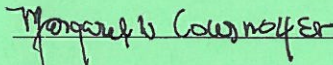
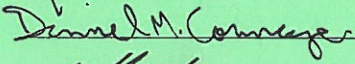

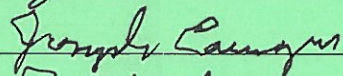
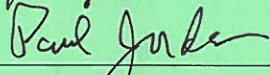
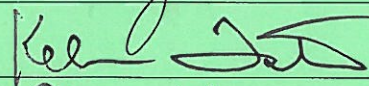
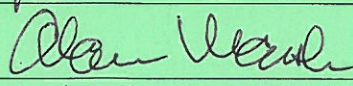
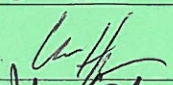
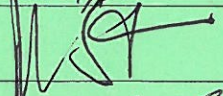
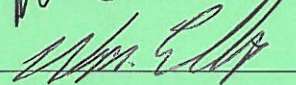
cc: Whitney Welch, NH HSEM Assistant Chief of Planning
Lisa Murphy, Southwest Region Planning Commission

Support for Fee Waiver for Historical Society

I support the request of the Historical Society of Temple to have the \$100 per "Special Event" fee for the use of the Town Hall waived for the following events this spring: *Annual Meeting* and *Antique Appraisal*.

While the Society is approved as a "Quasi Municipal" organization, which allows its Board to meet for free, the Town Hall Rules adopted in October 2018 call for a \$100 fee to use the Town Hall for any event "specifically advertised as open to the public."

Since 1941, the Society has worked to "discover, secure, and preserve information and objects relating to all phases of the history of the town." It is currently raising money to secure a place to house its collection and the fees would take money from that effort.

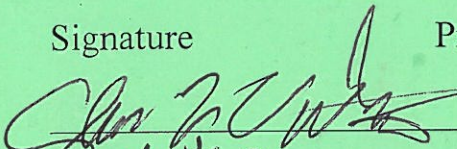
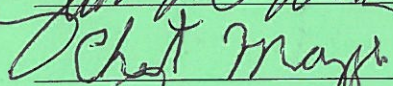
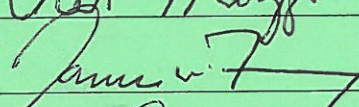
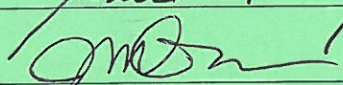
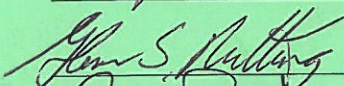


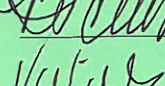
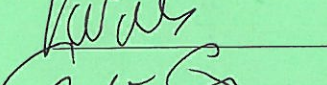
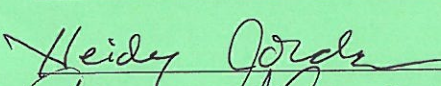
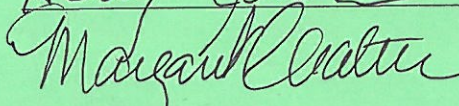
Signature	Print name	Address
	Margaret W. Cournoyer	19 Main Street Temple, NH 03084
	Daniel M. Cournoyer	19 Main Street Temple, NH 03084
	Jeff Agresti	267 West Rd Temple NH
	Joe Cournoyer	29 Main St, Temple
	PAUL JORDAN	149 COLBURN
	KELVIN TATE	72 MAPLEWOOD DRIVE
	ALAN MARSH	32 WEST RD.
	JOHN JACKSON-MARSH	32 WEST RD
	Robin S. Albert	20 Gambel Brook Rd
	Wm. Ellis	43 Birch Hill Rd

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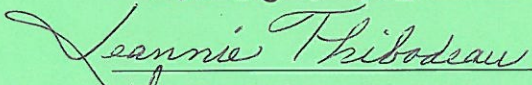
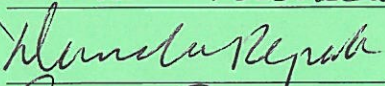
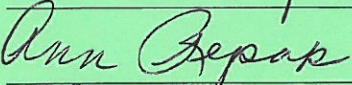
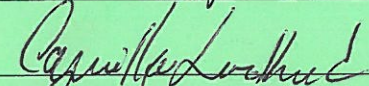
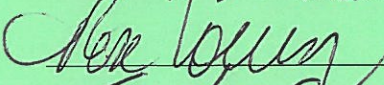
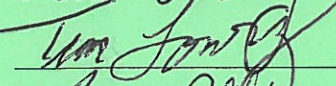
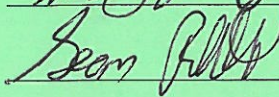

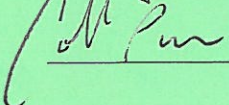
Signature	Print name	Address
	Glenn VADYES	1461 TURKISH RD W.F.
	Chet Mazza	3 WaterMazza Dr.
	Jim Ferry	7 Cemetery Lane
	JENNIFER GIFFORD	120 KULLGREN ROAD
	Glenn Nitting	104 Hadley Hwy.
	Eric Beckmann	5 Webster Hwy
	Brianna Ellis	129 Peterborough Rd.
	Vivian Wills	164 H. II Rd.
	Carlo Caswell	36 Gibson Rd
	Heidi Jordan	149 Colburn Rd.
	Margaret Waterman	51 Laurelwood Breed

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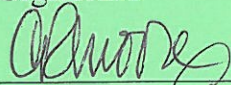
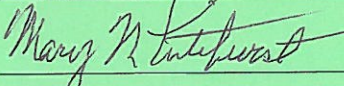
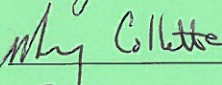
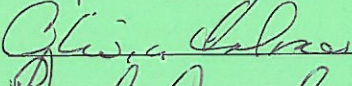
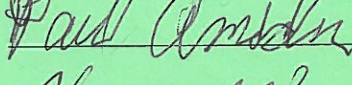
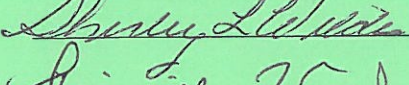
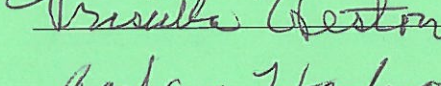
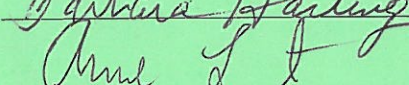
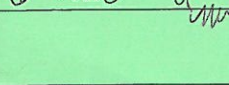
Signature	Print name	Address
	Arnold Thibodeau	30 Fisk Hill Rd
	JEANNIE THIBODEAU	" "
	DAVID REPAK	298 Colburn Rd
	Ann Repak	298 Colburn Rd.
	Camille Lockwood	56 Perkins Lane
	Rose Lowry	38 CUTTER
	Tim Lowry	38 CUTTER RD.
	Sean Radcliffe	45 Mountain View
	Marilyn Ezell	10 Stonegate Farm Rd
	Colleen Pasca	45 Mountain View

Support for Fee Waiver for Historical Society

I support the request of the Historical Society of Temple to have the \$100 per "Special Event" fee for the use of the Town Hall waived for the following events this spring: *Annual Meeting* and *Antique Appraisal*.

While the Society is approved as a "Quasi Municipal" organization, which allows its Board to meet for free, the Town Hall Rules adopted in October 2018 call for a \$100 fee to use the Town Hall for any event "specifically advertised as open to the public."

Since 1941, the Society has worked to "discover, secure, and preserve information and objects relating to all phases of the history of the town." It is currently raising money to secure a place to house its collection and the fees would take money from that effort.

Signature	Print name	Address
	CATHERINE MOORE	43 MAPLEWOOD TEMPE
	Mary Whitehurst	" " "
	Murray Collette	18 West Rd Temple
	OLIVIA HELMS	200 Webster Hwy, Temple
	Paul Ansden	101 Webster Hwy, Temple
	SHIRLEY L. WILDES	227 Hill Road Temple
	Priscilla Weston	79 Colborn Rd "
	Barbara Harling	25 Mansfield Rd
	Anne Lunt	204 East Rd

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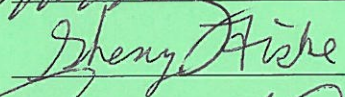
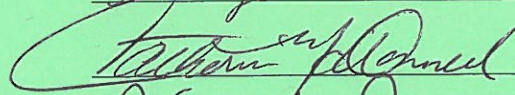
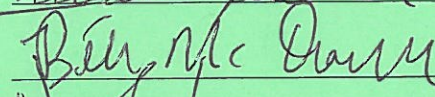
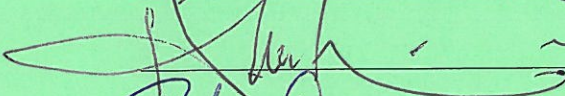
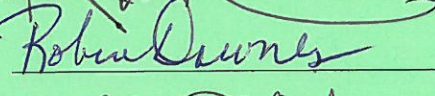
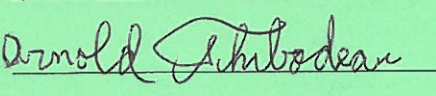
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Signature

Print name

Address

	Mary Beth Savagian	41 Trullingate Rd.
	Sherry Fiske	312 Gen. Miller Hwy
	CATHERINE McDONNELL	79 Mansfield Rd
	Bill McDonnell	79 Mansfield Rd
	TOM HAWKINS	203 Old Revolver Row
	Robin Downes	86 Colburn Rd
	Arnold Thibodeau	30 Fisk Hill Rd



Board Assistant <boardassistant@templeh.org>

Requesting Your Participation in Our Next Survey of Public Officials

1 message

Nathan Lee, Stanford University <nathanlee@civicpulse.org>
Reply-To: "Nathan Lee, Stanford University" <info@civicpulse.org>
To: Kenneth Caisse <templebos@comcast.net>

Sat, Mar 16, 2019 at 1:38 PM

Dear Kenneth Caisse,

My colleagues and I at Stanford recently launched a nonprofit organization called CivicPulse which is dedicated to generating shared knowledge through the implementation of nonpartisan surveys of public officials around the United States.

We are writing to ask that you take part in our new survey. This survey includes questions from academic researchers from the University of Pennsylvania, the University of Chicago, the University of Michigan, American University, Dartmouth College, and the University of Rochester.

The survey should only take about ten minutes to complete, and we hope that you find it interesting and engaging. As always, any responses will be kept confidential. CivicPulse anonymizes all survey data before it is released.

To participate in this survey, please use the following link:
Take the Survey

Thank you in advance for participating and for all that you do to serve your community and our country.

Nathan Lee
Stanford Political Science, PhD Candidate
Managing Director, CivicPulse
nathanlee@civicpulse.org

For past survey results, check out the CivicPulse website.

To opt out of future emails, please click [here](#).



State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



Lindsey M. Stepp
Commissioner

Carolynn J. Lear
Assistant Commissioner

MUNICIPAL AND PROPERTY
DIVISION

Thomas P. Hughes
Assistant Director

Mar 01, 2019

TOWN OF TEMPLE
OFFICE OF SELECTMEN
PO BOX 191
TEMPLE, NH 03084



Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Temple between October 1, 2017 and September 30, 2018. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2018.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Temple for Tax Year 2018 to be **89.3%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Temple.

We have also determined the overall equalization assessment - sales ratio for the land, buildings and manufactured housing in Temple for Tax Year 2018 to be **92.0%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings and manufactured housing in Temple. This ratio does not include any public utility property in Temple, nor will it be used to equalize the net local assessed value of public utilities.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Temple's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of Temple's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
Supervisor

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



2018 Final Ratio Study Report

2/26/2019 1:36:50 PM

Town Name: Temple, Hillsborough County

Use Code: AA - Any & All

Date Range: 10-01-2017 through 09-30-2018

Ratios were created using stipulated year assessments.

Ch. P. Huber 2/25/19
Suzanne C. Kennedy 2.27.19

Summary of Codes Used

Group Class: AA - Any & All	Property Codes: 11 = Single Family Home 12 = Multi Family 2-4 Units 17 = Mfg Housing With Land 22 = Residential Land
Modifier Codes: 00 = No Modifier Code 74 = View Influence - Positive	Special Codes: 00 = No Special Code

Indicated Ratio / Weighted Mean

Year	2018	2017	2016
Indicated Ratio	92	91.4	97.4
Weighted Mean	92	91.4	97.4

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 38 XX Moved: 0 Sales w/PA34: 33 %Sales w/PA34: 86.8%	Total Strata: 38 Sales Used: 26 %Sales Used: 68.4% Sales Used w/PA34: 22 %Sales Used w/PA34: 84.6%	%Mean: 95.8% %Median: 89.3% %WtMean: 92.0% COD (Median): 16.1 PRD: 1.04 Median Selling Price: \$255,000 Median Assessed Value: \$224,600

Extended Statistics Section (Trimmed)

Town Code:	212	Weighted Mean:	92	COD:	16.1	PRD:	1.04
Valid Sales:	26	Wt. Mean Lo 90%CI:	88.1	COD Lo 90%CI:	12.2	PRD Lo 90%CI:	1.01
Trimmed:	0	Wt. Mean Up 90%CI:	96.3	COD Up 90%CI:	23.4	PRD Up 90%CI:	1.10
Untrimmed:	26	Median Ratio:	89.3	Weighted COD:	11.9	COV:	21.7
Trim Factor:	3	Median Lo 90%CI:	86.6	Med. Abs. Dev.:	15.9	25th Percentile:	86
Lo Trim Point:	69.4	Median Up 90%CI:	96.3	Med % Dev.:	17.8	75th Percentile:	102.8
Up Trim Point:	150.9	Mean Ratio:	95.8	Coef. Conc. 10%:	50	Broaden Median:	89.3
Min Ratio:	69.4	Mean Lo 90%CI:	90.2	Coef. Conc. 15%:	76.9	Geometric Mean:	93.9
Max Ratio:	150.9	Mean Up 90%CI:	103.8	Coef. Conc. 20%:	84.6	Harmonic Mean:	92.3



2018 Final Ratio Study Report

2 of 4

2/26/2019 1:36:50 PM

Town Name: Temple, Hillsborough County

Use Code: AA - Any & All

Date Range: 10-01-2017 through 09-30-2018

Ratios were created using stipulated year assessments.

Min Sale \$:	\$42,000	Avg. Sale Price:	\$238,605	Coef. Conc. 50%:	92.3	Std. Deviation:	20.8
Max Sale \$:	\$375,000	Avg. Appraised Val:	\$219,450	Coef. Conc. 100%:	100	Normality Test:	Accept

The general descriptive and median ratio statistics are not trimmed of outliers and are based on all valid sales in the sample.

Summary of Exclusion Codes Used

Codes	Description	Count	%Excluded	%Strata
38	Family/Relatives/Affil as Grantor/Grantee	1	8.3	3.8
81	Estate Sale With Fiduciary Covenants	2	16.7	7.7
89	Resale in EQ Period	1	8.3	3.8
90	RSA 79-A Current Use	8	66.7	30.8
		12	100.0	46.1

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
1	9012-1767	\$295,000	\$281,100	95.3	11				
5	9024-1375	\$275,000	\$211,400	76.9	11				
6	9024-2688	\$375,000	\$357,500	95.3	11				
7	9025-2197	\$240,000	\$210,500	87.7	11				
9	9032-0228	\$229,933	\$236,300	102.8	11				
14	9036-0477	\$215,000	\$188,000	87.4	11				
15	9036-1590	\$265,000	\$255,100	96.3	11				
16	9037-0513	\$197,000	\$227,000	115.2	11				REMOVED SHEDS, ADDED BTH & CHANGED HEAT
17	9037-0952	\$360,000	\$352,600	97.9	11				
18	9038-0981	\$230,000	\$199,300	86.6	11				Resold V72 [Ex 89]
20	9041-0029	\$278,866	\$224,100	80.4	11				
28	9046-1385	\$265,000	\$276,400	104.3	11				
31	9058-2645	\$55,000	\$83,000	150.9	22				QUICK SALE OF LAND FOLLOWING HOUSE FIRE IN EARLY 2017
33	9059-2463	\$269,000	\$276,700	102.9	11				



2018 Final Ratio Study Report

3 of 4

2/26/2019 1:36:50 PM

Town Name: Temple, Hillsborough County

Use Code: AA - Any & All

Date Range: 10-01-2017 through 09-30-2018

Ratios were created using stipulated year assessments.

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
34	9063-1242	\$42,000	\$61,300	146	22				
38	9072-1524	\$180,000	\$239,800	133.2	11				
46	9075-0885	\$270,933	\$195,200	72	11				
48	9075-1272	\$181,000	\$185,500	102.5	11				
52	9086-2090	\$255,000	\$219,300	86	11				
53	9087-0212	\$235,000	\$178,900	76.1	11				
57	9095-0799	\$215,000	\$149,300	69.4	11				
59	9099-2479	\$260,000	\$225,100	86.6	11				ADDED SHED & EST INT INFO
62	9101-2948	\$255,000	\$230,400	90.4	12				CORRECTED SIZE OF DECK
67	9106-1096	\$300,000	\$265,000	88.3	11				
70	9110-0945	\$180,000	\$134,300	74.6	17				
73	9113-1642	\$280,000	\$242,600	86.6	12				ADDED 2ND KITCHEN

Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
4	9024-0716	\$275,000	\$347,400	126.3	11			90	RSA 79-A Current Use ok to use!!!!!!!!!!
10	9032-2426	\$170,000	\$166,000	97.6	11			81	Estate Sale With Fiduciary Covenants
24	9045-0988	\$410,000	\$600,000	146.3	11			90	RSA 79-A Current Use MPC-CANT SELL SEPRTL
26	9046-0212	\$295,000	\$353,600	119.9	11	74		90	RSA 79-A Current Use
27	9046-0420	\$135,000	\$220,000	163	11	74		90	RSA 79-A Current Use MPC-CANT SELL SEPRTL
29	9050-1396	\$618,533	\$596,000	96.4	11	74		90	RSA 79-A Current Use
36	9067-0264	\$65,000	\$160,400	246.8	22			90	RSA 79-A Current Use ok to use!!!!!!!!!!
39	9072-1528	\$56,000	\$68,300	122	22			90	RSA 79-A Current Use
47	9075-1163	\$265,000	\$267,800	101.1	12			38	Family/Relatives/Affil as Grantor/Grantee FAMILY/RELAT GRNTR/E
63	9104-1331	\$115,000	\$104,600	91	17			81	Estate Sale With Fiduciary Covenants



2018 Final Ratio Study Report

4 of 4

2/26/2019 1:36:50 PM

Town Name: Temple, Hillsborough County

Use Code: AA - Any & All

Date Range: 10-01-2017 through 09-30-2018

Ratios were created using stipulated year assessments.

Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
64	9104-2691	\$157,500	\$88,600	56.2	22			90	RSA 79-A Current Use
72	9112-1432	\$236,000	\$199,300	84.4	11			89	Resale in EQ Period Resale V18



2018 Ratio Study Summary Report

2/26/2019 1:37:25 PM

Town Name: Temple, Hillsborough County

Date Range: 10/01/2017 through 09/30/2018

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Strata	Description	Mean Ratio	Median Ratio	WM Low Cl	WM Ratio	WM High Cl	COD	PRD	Total Strata	Sales PA34	Valid	Valid %	Valid PA34	Valid PA34 %	UT#	UT %
11	Single Family Home	92.54	88.33	87.52	91.88	96.60	12.75	1.01	28	24	21	75.0%	18	85.7%	21	100%
12	Multi Family 2-4 Units	0	0	0	0	0	0	0	3	2	2	66.7%	1	50.0%	2	100%
17	Mfg Housing With Land	0	0	0	0	0	0	0	2	2	1	50.0%	1	100%	1	100%
22	Residential Land	0	0	0	0	0	0	0	5	5	2	40.0%	2	100%	2	100%
AA	Any & All	95.83	89.34	88.06	91.97	96.34	16.10	1.04	38	33	26	68.4%	22	84.6%	26	100%
GC1	Area Improved Res	91.45	88.02	87.18	91.07	95.45	12.02	1.00	33	28	24	72.7%	20	83.3%	24	100%
GC3	Area Unimproved	0	0	0	0	0	0	0	5	5	2	40.0%	2	100%	2	100%

2018 Ratio Study Summary Report

2/26/2019 1:37:25 PM

Town Name: Temple, Hillsborough County

Date Range: 10/01/2017 through 09/30/2018

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.



Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#
All (AA)	Any & All	86.64	89.34	96.26	1.01	1.04	1.10	16.10	26
Group (GC1)	Area Improved Res	86.58	88.02	95.33	0.99	1.00	1.02	12.02	24
Group (GC3)	Area Unimproved	0	0	0	0	0	0	0	2

Title	Description	Criteria Met
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110	True
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03	True
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0	True
Strata-GC1	Median Confidence Interval should overlap overall median +/- 5%	True
Strata-GC3	Median Confidence Interval should overlap overall median +/- 5%	N/A

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
2018
STRATIFIED SALES-ASSESSMENT ANALYSIS REPORTS
GLOSSARY**

Maximum Ratio	The highest ratio for the sales used in the sampling.
Maximum Sale Price	The highest sales price for the sales used in the sampling.
Mean Ratio	The average ratio - the sum of ratios divided by the number of ratios.
Median Absolute Deviation [MAD]	The median of the absolute deviations from the median ratio. The MAD like the COD is a measure of variability.
Median Ratio	The middle ratio when a set of ratios is arrayed in order of magnitude.
Minimum Ratio	The lowest ratio for the sales used in the sampling.
Minimum Sale Price	The lowest sales price for the sales used in the sampling.
Percentile - 25th & 75th	The values that divide a set of data into specified percentages when the data are arrayed in ascending order: 25 th - the lowest 25% of the ratios 75 th - the lowest 75% of the ratios
Modified Assessed Value	The sum of all local assessed values in the municipality minus the value of property exempted under RSA 72:12-a, 72:37-a and 72:23 IV and 72:36-a.
Normality Test	A test to determine if the data is considered to be normally distributed or conforms to the bell-shaped curve (Gaussian shape). <i>Note: Typically, ratio study data does not follow the bell curve. Utilizing the "bootstrap" technique (as defined above) helps to improve the reliability of the measures calculated.</i>
Price-Related Differential [PRD]	The PRD is calculated by dividing the mean ratio by the weighted mean ratio. It measures vertical inequities (differences in the appraisal of low-value and high-value properties) in assessments. PRDs > 1.03 tend to indicate assessment regressivity (lower-value properties assessed at higher ratios). PRDs < .98 tend to indicate assessment progressivity (lower-value properties assessed at lower ratios than higher-value properties).
Property Types	The property types are listed as 4-letter abbreviations on the top of each stratified report. For example: resl = residential land; coml = commercial land. For a full listing of property types, refer to property-type listing sent with original municipal assessment sheets.
Ratio	The ratio for a single sale means the assessment divided by the sale price.
Sales In Dates & Sales in Strata	The number of sales in dates and number of sales in strata equals the number of sales in the entire sampling or in an individual stratum prior to excluding any sales as invalid.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
2018
STRATIFIED SALES-ASSESSMENT ANALYSIS REPORTS
GLOSSARY**

Sales Used # and %	The number and percent of sales used for the entire sampling or individual stratum.
% Sales w/PA-34	The % of sales used for which an Inventory of Property Transfer, Form PA-34, was received.
Standard Deviation	The square root of the following quantity: the sum of the squares of the differences between the ratios and their mean, divided by the number of ratios minus one. The standard deviation is a measure of uniformity, but is rarely used in sales ratio data, since much of its interpretation depends on the data having a normal distribution.
Strata	(stratum, sing.) A class or subset of the population being studied. For example: residential land or waterfront.
Stratified Analysis	The statistical calculations and report prepared for individual stratum in a municipality.
Trim Method "Outliers"	A 3.0 trim procedure was used for identifying and removing sales from the sampling as outliers. These sales are identified by a "Yes" in the Trim column of the analysis sheet.
Total Equalized Valuation	The total equalized value of all property in the municipality as determined in accordance with RSA 21-J:3, XIII. The total equalized valuation includes the equalized valuation of a municipality's assessed values and the equalized value of payments made in lieu of taxes.
Weighted Mean	(a.k.a. aggregate) The sum of the assessments divided by the sum of the sales prices in a ratio study.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION
2018 ASSESSMENT-SALES ANALYSIS REPORTS**

An assessment-sales analysis report has been prepared for the entire sampling of sales in a municipality as well as for each class of property (stratum singular, strata plural) a municipality has provided property-type codes for. Stratified reports are available on the NH Mosaic Equalization System for each municipality.

Each report includes the following:

1. **Equalization summary sheet:** summarizes each stratum, and pertinent statistics for that stratum, as well as statistics for the overall sampling.
2. **Assessment review summary sheet:** summarizes the three strata used for assessment review and whether they meet the assessment review guidelines adopted by the Assessing Standards Board. This sheet includes a graph that visually shows the statistics calculated for the assessment review process.
3. **Equalization Ratio (weighted mean):** The weighted mean ratio will be used to adjust the modified local assessed value of your municipality in order to calculate the total equalized value of your municipality. The Assessing Standards Board adopted the use of the weighted mean for equalization only. It has not been adopted or recommended for use for any other purpose.

If it can be determined that the weighted mean does not reflect an accurate measure of the municipality's assessment level, another factor may be used. This is rare and generally occurs when there are insufficient sales in the ratio study.

Alternate Ratio Methodology: The DRA may consider one of the following as an alternate ratio methodology to the weighted mean:

- The DRA may consider other factors if the sampling of the sales is not generally reflective of the make-up of the municipality. To challenge the representativeness of the ratio study, the municipality must provide data and information as to the correct representativeness and the ratio samples that fall into each category.
- The DRA may consider separate assessment ratios for categories unduly affected by bi-modal or multi-modal assessments in a municipality. Consideration will be dependent upon data and information provided by the municipality and verified by the DRA.
- A municipality may request the DRA to consider using separate ratios for each stratum in their overall ratio study that contains at least 20 valid sales in a stratum, and shows a confidence interval, calculated with a 90% confidence level that is wholly outside the confidence level of other strata.

Applying the separate ratios, when justified, the DRA will arrive at a single weighted overall ratio for the municipality based upon the separate ratios and the total assessed valuation of each. This single weighted overall ratio shall be used by the DRA to adjust payments-in-lieu-of-taxes, railroad tax monies, shared revenues, current use values and to compute the municipality's total equalized valuation, where applicable.

For each alternate ratio methodology listed above, the municipality must be able to provide the DRA with accurate assessed value information, subject to verification, for all properties within the strata. Absent the necessary data and information, the weighted mean will be used.

4. **Statistics calculated as part of the ratio study:** The report shows the statistics calculated prior to trimming for outliers and the statistics calculated after the trim procedure was used. Your final equalization ratio will be calculated after trimming. These statistics include, but are not limited to:

Measures of assessment level

- Median ratio
- Mean ratio
- Weighted mean (aggregate) ratio

Measures of dispersion (equity)

- Coefficient of dispersion
- Price-related differential

Measures of dispersion are *not* used to adjust figures as part of the equalization process.

Measures of reliability

- Confidence levels (90%)

Miscellaneous information

- Minimum and maximum sale price
- Minimum and maximum ratio
- Number of sales

For a brief explanation of each statistic shown in the report, refer to "Assessment-Sales Ratio Study Glossary"

5. **Sales used in the ratio study**

- The verification number of the sale
- If a PA-34 was received, it is coded with a Y
- The selling price
- The assessment
- The ratio for the individual sale
- Comments regarding the sale or assessment

6. **Sales not included in the ratio study and the reason why**

7. **Frequency distribution for the sales not used in the ratio study**

For example: 2 family sales, 3 sheriff's sales, etc.

8. **Time-trended Ratio Study (specific towns)**

The DRA will provide a time trended ratio study report for towns that meet specific criteria set forth in the 2014 Equalization Manual. This includes, but is not limited to, towns which have supplemental sales from prior equalization years added to it. The ability to produce a time-trended ratio study is dependent upon the ability to calculate a valid and reasonable time trending factor.

Unfortunately, in some cases, there were either no sales or not enough sales to give a reliable indicator of assessment or dispersion levels for a specific property type.

These reports are meant to be a tool to indicate to assessing officials the status of individual stratum. The Department of Revenue Administration is not suggesting, in any way, these ratios be used to factor classes of property up or down without further comprehensive study by the local assessing officials.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
2018
STRATIFIED ASSESSMENT-SALES ANALYSIS REPORTS
GLOSSARY**

Assessment	The gross local assessed value of a property prior to any adjustments for exemptions such as blind, elderly, etc.
Average Sale Price	The average (mean) sale price among valid sales in the municipality for that year.
Average Market Value \$	The average (mean) assessed value among valid sales in the municipality for that year.
Bootstrap	A computer intensive statistical procedure designed to provide numerous random samples from the original data set that are in turn used to generate the statistics of interest, such as point estimates and confidence intervals. This procedure is particularly helpful when the original set of data is small, in order to give more accurate statistics.
Broadened Median	The broadened median attempts to preserve the resistance of the median to outliers while also achieving insensitivity to rounding and grouping.
Coefficient of Concentration	The percentage of observations falling within a specified percentage (i.e. 15%) of a measure of central tendency (median ratio).
Coefficient of Dispersion [COD]	The COD is a measure of assessment equity and represents the average deviation of a group of ratios from the median ratio expressed as a percentage of the median. A COD is calculated for the entire sampling and for each stratum.
Coefficient of Variation [COV]	The COV is a measure of relative dispersion of the sample data about the mean of the data. The COV is the standard deviation divided by the mean ratio, expressed as a percentage.
Confidence Intervals	For a given confidence level, the range within which one can conclude that a measure of the population (such as the median) lies.
Confidence Levels	The required degree of confidence in a statistical test or confidence level. A 90% confidence level means that one can be 90% confident that the statistic falls within the indicated range.
Equalization Ratio	<p>The DRA will use the weighted mean ratio to equalize the modified assessed value for each municipality. The Assessing Standards Board adopted the use of the weighted mean for equalization only. It has not been adopted or recommended for use for any other purpose.</p> <p>If it can be determined that the weighted mean does not reflect an accurate measure of the municipality's assessment level, another factor may be used. This is rare and generally occurs when there are insufficient sales in the ratio study.</p>
Geometric Mean Ratio	The nth root of the product (multiplication) of the ratios, where n is the number of ratios. This is another measure of assessment level, one that is less sensitive than the mean to extreme ratios.
Harmonic Mean Ratio	Calculated by taking the sum of the reciprocals of each ratio. (The "reciprocal" of a number is the inverse of the number, or 1 divided by the number.) The sum is then divided by the number of ratios, and the reciprocal of that quotient is the harmonic mean.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
2018
STRATIFIED ASSESSMENT-SALES ANALYSIS REPORTS
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**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION
EQUALIZATION BUREAU
RATIO AND COEFFICIENT OF DISPERSION GUIDELINES**

The Department of Revenue Administration, in its role of assisting and educating municipalities on any issue relating to the assessment of the property tax, is providing information regarding the level of assessment and equity in your municipality as part of the annual equalization process.

RSA 75:1 requires that all municipalities shall appraise all taxable property at its full and true market value – 100%. The equalization ratio that the Department of Revenue Administration has calculated for your municipality is a measure of the assessments versus the market value of sale properties.

The New Hampshire Constitution, Pt 1, Article 12, 102, requires that all assessments be proportional. The New Hampshire Supreme Court decision, **Appeal of Andrews**, 136 N.H. 61 (1992) states that, “In order to be proportional, all taxpayers must be assessed at the same ratio.” The New Hampshire Board of Tax and Land Appeals decision, **Birch Pond Office Park Association vs. City of Nashua**, No. 4246-88, states “...there should only be one general level of assessment per town, i.e., two or more ratios or levels of assessment by classes of property is impermissible...”

The DRA calculates the ratios, coefficient of dispersion and price-related differential to determine the level of assessment and equity that exists in each municipality. The coefficient of dispersion and price related differential are two statistics that measure equity and proportionality among taxpayers. In order to help municipalities achieve the highest proportionality among its taxpayers, the Department of Revenue Administration is recommending the following national standards as guidelines for assessing officials.

C.O.D. AND P.R.D. GUIDELINES SUMMARY <i>(See International Association of Assessing Officers Standards 2018 for complete standards)</i>			
TYPE OF PROPERTY	MEASURE OF CENTRAL TENDENCY (RATIO)	COEFFICIENT OF DISPERSION	PRICE-RELATED DIFFERENTIAL
Residential Improved (single family, condos, manuf. housing, 2-4 multi-family units)			
• Very large jurisdictions, new properties	.90 - 1.10	5.0 - 10.0	.98 - 1.03
• Large to mid-size jurisdictions, older & newer properties	.90 - 1.10	5.0 - 15.0	.98 - 1.03
• Rural/small jurisdictions, older properties	.90 - 1.10	5.0 - 20.0	.98 - 1.03
Income Producing Properties			
• Very large jurisdictions, newer properties	.90 - 1.10	5.0 - 15.0	.98 - 1.03
• Large to mid-size jurisdictions older & new props.	.90 - 1.10	5.0 - 20.0	.98 - 1.03
• Rural residential , older properties	.90 - 1.10	5.0 - 25.0	.98 - 1.03
Residential Vacant Land			
• Very large jurisdictions, rapid development	.90 - 1.10	5.0 - 15.0	.98 - 1.03
• Large to mid-size jurisdictions, slower development	.90 - 1.10	5.0 - 20.0	.98 - 1.03
• Rural/small jurisdictions/little development	.90 - 1.10	5.0 - 25.0	.98 - 1.03
Other(non-agricultural) vacant land			
• Very large jurisdictions; rapid development	.90 - 1.10	5.0 - 20.0	.98 - 1.03
• Large to mid-size jurisdictions	.90 - 1.10	5.0 - 25.0	.98 - 1.03
• Rural/small jurisdictions; little development	.90 - 1.10	5.0 - 30.0	.98 - 1.03

The statistics calculated during the conduct of your municipality’s equalization study are very important and should be understood thoroughly. The Department of Revenue Administration, Municipal & Property Division field staff will meet with assessing officials to explain the significance of these statistics to the municipality and what steps should be taken to either improve upon or to maintain good assessment proportionality in compliance with RSA 75:1 and the New Hampshire Constitution.

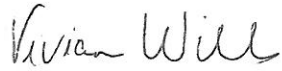
If you would like to set up an appointment for your municipality to meet with a member of our field staff, please call Stephan Hamilton, Director, Municipal & Property Division, at 230-5950.

Tuesday, March 26, 2019

To Select Board of the Town of Temple, NH

I, Vivian Wills, request that I serve as a member on the town Recreation Committee. I have been actively assisting in functions on a regular basis and find that it would be a pleasure to formally be appointed to the committee.

Thank you,

A handwritten signature in cursive script that reads "Vivian Wills".

Vivian Wills



Board Assistant <boardassistant@templeh.org>

Village Green Committee

1 message

Matthew Cabana <matthew.cabana@beangroup.com>
To: Board Assistant <boardassistant@templeh.org>

Mon, Mar 18, 2019 at 10:35 AM

To whom it may concern:

I Matthew Cabana would like to be considered for membership on the Village Green Committee.

I see it as a way to support the Town of Temple.

Bean Group is one of the largest and fastest growing real estate firms in New England, with hundreds of Realtors® focused on meeting the needs of home buyers and sellers in ME, MA, NH & VT. Discover exceptional career opportunities at Bean Group at joinbean.com.

This content of this email may not be deemed an offer, counteroffer, or acceptance until paper documents are mutually executed.



Board Assistant <boardassistant@templeh.org>

VGC membership

2 messages

clmamczak <carol.mamczak@gmail.com>
To: Board Assistant <boardassistant@templeh.org>

Mon, Mar 18, 2019 at 1:54 PM

To members of the Select Board:

We would like to recommend Matt Cabana as a new member of our committee. He sent you a letter of interest today. We all voted in favor.

We would also like to recommend renewal of members whose terms expired this month. They are Gail Cromwell, Robin Downes and Connie Kieley.

All terms are for three years.

Thank-you,
Carol Mamczak
VGC Secretary

Board Assistant <boardassistant@templeh.org>
To: clmamczak <carol.mamczak@gmail.com>

Tue, Mar 19, 2019 at 8:04 AM

Hi Carol:

I will place on the agenda for the SB meeting on the 26th. I'll confirm once the SB acts.

Best,
Paul

[Quoted text hidden]

--

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.



Board Assistant <boardassistant@templeh.org>

Deputy Treasurer

1 message

Christine Robidoux <ricochetrobidoux@hotmail.com>

Fri, Mar 22, 2019 at 3:10 PM

To: "selectboard@templeh.org" <selectboard@templeh.org>

Cc: Peter Allen <pwallen183@gmail.com>, Temple BOS Admin <templebos@comcast.net>

To the Temple Select Board:

This note is to confirm that I have agreed to serve as Deputy Treasurer for the town of Temple, under Peter Allen as Treasurer.

If you have any further questions please feel free to contact me at:

ricochetrobidoux@hotmail.com

H: (603) 878-6196

C: (603) 566-5357

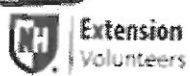
Thank you,

Christine Robidoux

133 Howard Hill Rd

Temple NH 03084

Sent from Mail for Windows 10



Carol Mamczak

Natural Resources Steward Volunteer

UNH Cooperative Extension
Hillsborough County
329 Mast Rd. Goffstown NH 03045
www.nhstewards.org
carol.mamczak@gmail.com

Main: (603) 641 6060
Direct: (603) 878 3523

March 13, 2019

Members of the Temple Conservation Commission:

Having completed the Natural Resources Steward Volunteer training through UNH Cooperative Extension, I am interested in joining the commission either as a regular member or as an alternate. I have lived in town for 38 years, and I am particularly interested in Temple's outdoor spaces, trails and conserved lands. I believe I can make a contribution in those areas and would look forward to learning whatever is needed to serve. Please consider me as a candidate should there be an open position.

Thank-you,

Carol Mamczak, NRS '18

23 Cutter Road

Temple Town Hall

Notice for Town Residents, Committees, Boards & Quasi Municipal Organizations

Please be advised that the "Town Hall Fees, Rules, Regulations & Reservation Form" was amended in October 2018. This amended document will guide users as to how the Town Hall can be reserved for personal as well as committee meetings, events etc. This document is available on the Town website: Templenh.org. In the upper left corner of the website's homepage, under "Town Resources", click on "Reserving the Town Hall & Town Hall Information". This will take you to the "Temple Town Hall" webpage. Copies are also available at the Municipal Building.

Town Hall usage has increased substantially over the past several years. With this in mind, the intent of the Select Board, in conjunction with the Temple Town Hall Advisory Committee, is to ensure that the building is properly managed and maintained and that the historical, and functional values are adequately protected on behalf of Temple taxpayers.

To ensure the Temple Town Hall will also be able to continue its critical role as the heart of our community activity, the Select Board will judiciously apply the fees, rules and regulations in a manner that is both transparent and fair to all residents.

Please note the list of "Official Town Boards & Committees", all who have the right to reserve a room/s free of charge, are listed on page 7 of the "Town Hall Fees, Rules & Regulations & Reservation Form".

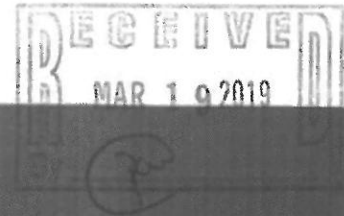
Also included on page 7 is a list of pre-approved "Quasi Municipal Organizations" who have been granted a waiver of fees for meetings of organizational members only. Quasi Municipal Organizations are defined as any not-for-profit, Temple organization whose mission is to serve Temple or a group of Temple residents. Organizations not listed may request a waiver from usage fees of the Main Hall or Annex meeting rooms. The Temple Select Board will determine eligibility for this category.

A Quasi Municipal Special Event is defined as any Quasi Municipal event specifically advertised as open to the public. Quasi Municipal Organizations holding a special event must complete the Reservation Form and, if desired, request the Select Board approve a waiver of fees for each event. Please note donations are encouraged and a cleaning/damage deposit is required for each Special Event.

***Example:** Temple Drama club is a Quasi Municipal Organization and has been given a waiver for all play practices. They are, however, required to fill out the forms, leave a cleaning/damage deposit, and request a waiver from the Select Board if they wish to avoid fees when the play is open to the public. The same holds true for the Temple Band, the Historical Society, etc.*

Please note and plan accordingly: All fee waivers must be granted in a public Select Board meeting, and all fees and deposits must be given at the time of application before a room will be reserved.

Please refer any questions to the Assistant to the Select Board, Paul Clifton-Waite, by calling 878-2536 or emailing him at boardassistant@templenh.org.



BUILDING PERMIT APPLICATION

Town of Temple

PROPERTY OWNER

Name: Annika Herwitz
Mailing Address: 19 Glen Farm Rd.
City: Temple, NH 03084 State: NH ZIP Code: 03084
Email: Phone: Cell Phone: 508-560-3206

AGENT FOR OWNER

Name: _____
Relationship to Owner: _____
City: _____ State: _____ ZIP Code: _____
Email: _____ Phone: _____ Cell Phone: _____

BUILDING AND PROPERTY INFORMATION

Location Address: 19 Glen Farm Rd. New street number issued _____
Size of Lot: 3.73 Road Frontage: 300+ Map 6 Lot Number 13-17-12
Zoning District: (Circle one) Village Rural Mountain
Square footage of Building Footprint: 3378
Is the lot in a Planned Residential Development? (Circle one) YES NO Recorded Plan# _____
Distance from Boundary Line, in feet*: Left 70+ Right 200+ Front 80+ Back 100+

***MINIMUM 35' ON ALL FOUR PROPERTY BOUNDRIES OR ZBA WILL NEED TO BE ASKED FOR A VARIANCE.**

PURPOSE OF PERMIT (CIRCLE ALL THAT APPLY)

<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel
<input checked="" type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage
<input type="checkbox"/> Barn	<input type="checkbox"/> Pool	<input type="checkbox"/> Deck Porch

AN ACCURATE BUILDING PLAN MUST BE SUBMITTED FOR ALL PROPOSED WORK.

LICENSED TRADESPEOPLE

(Fill in any applicable tradesmen you will be using.)

LICENSE NUMBER

OFFICE NUMBER

CELL NUMBER

Architect <u>Self</u>			
Builder <u>William H Wildes LLC</u>			
Electrician <u>William S. Wildes</u>	<u>9416m</u>	<u>878-4320</u>	
Plumber <u>DHD Plumbing + Heating</u>	<u>4206</u>	<u>801-9093</u>	
Well Driller _____			
Well Pump Installer _____			
Gas Fitter _____			
Other: _____			

BUILDING PERMIT APPLICATION TOWN OF TEMPLE

TYPE OF HEAT (CIRCLE ONE)

<input checked="" type="radio"/> OIL Wood or Pellet or Coal (Requires Fire Dept. inspection) <i>Manufacturer's install instructions must be available for inspector</i>	Propane
	Solar or Heat Pump
	Electric

SEPTIC

Design and specifications must be approved by DES before permit is issued.

Septic designer name: <u>existing</u>	Number of bedrooms: <u>4</u>
Installer name: _____	Test pit 10' by health officer:
DES Approval number (NEW OR EXISTING): _____	Name: _____
If an existing system, do you certify it to be in working order? (circle) <input checked="" type="radio"/> Y <input type="radio"/> N	Date: _____

REQUIRED QUESTIONS

DOES THE PROPOSED CONSTRUCTION MEET ALL SETBACK REQUIREMENTS OF 35 FEET?	Y <input checked="" type="radio"/> N <input type="radio"/>
IS THE PROPOSED CONSTRUCTION 75 FEET FROM WETLANDS?	Y <input type="radio"/> N <input checked="" type="radio"/>
IS ZBA APPROVAL REQUIRED?	Y <input type="radio"/> N <input checked="" type="radio"/>
IS A NEW DRIVEWAY REQUIRED (FILE APPLICATION WITH ROAD AGENT)?	Y <input type="radio"/> N <input checked="" type="radio"/>
IS SITE PLAN APPROVAL REQUIRED (PLANNING BOARD)?	Y <input type="radio"/> N <input checked="" type="radio"/>
DOES THE PROPERTY HAVE A CONSERVATION EASEMENT?	Y <input type="radio"/> N <input checked="" type="radio"/>
DOES THE CONSTRUCTION INVOLVE A CHANGE OF USE?	Y <input type="radio"/> N <input checked="" type="radio"/>
DOES THE EXISTING PROPERTY HAVE AN ORIGINAL BUILDING PERMIT? (ISSUE DATE) _____ (PERMIT #) _____	
PROVIDE COPY OF TAX CARD (AVAILABLE ONLINE) WWW.TEMPLENH.ORG	
ARE DRAWINGS OF FLOOR AND ELEVATION PROVIDED?	Y <input checked="" type="radio"/> N <input type="radio"/>

*** NOTE: SANITARY FACILITIES MUST BE ON HAND AT TIME FOUNDATION IS POURED**

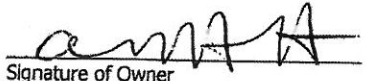
A Plot Plan must accompany the permit application. SHOWING the dimensions of the Property, existing buildings, location of septic, well, driveway, wetlands, ponds and the location of the proposed building/addition.


BUILDING INSPECTOR: WILL WILDES – PHONE: (603) 878-4320

Applicant Affidavit

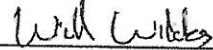
I hereby certify that the information provided is true and correct to the best of my knowledge. No changes to the information provided shall be made without approval of the Building Inspector. I further grant the Building Inspector the right to enter the premises or buildings at reasonable times during the plan review process and inspections of the project during the construction phase. Construction activities will not start until the Building Permit has been issued.

I acknowledge that all work will be performed in accordance with the Town of Temple Zoning Ordinance and the current State of New Hampshire Building Code, and that the building will not be occupied or utilized until a Certificate of Occupancy has been issued.

 Annika Hurwitz 3/13/19
Signature of Owner Print Name Date

 Annika Hurwitz 3/13/19
Signature of Applicant Print Name Date

Approvals:

Building Inspector  3/15/19 (date) William S. Wildes - Phone: 878-4320
Health Officer _____ (date) Peter Caswell - Phone: 878-1672
Road Agent _____ (date) Tim Fisk - Phone: 878-2744
(Required for new driveway.)

Rejected by _____ for _____


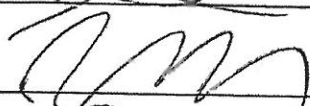
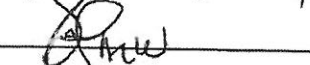
ZBA Approval (Attach) Date: _____ if required


Planning Board Site Plan Review Requirements, (Attach) Date _____ if required

PERMIT # _____

This certifies that ANNIKA HURWITZ may build in accordance with the foregoing application and approved plans.

Select Board:

 3-26-19 (date)
 3-26-19 (date)
 3.26.19 (date)

Fee paid \$98.25 Accepted by:  (date) 3/27/19

Applicant Affidavit

I hereby certify that the information provided is true and correct to the best of my knowledge. No changes to the information provided shall be made without approval of the Building Inspector. I further grant the Building Inspector the right to enter the premises or buildings at reasonable times during the plan review process and inspections of the project during the construction phase. Construction activities will not start until the Building Permit has been issued.

I acknowledge that all work will be performed in accordance with the Town of Temple Zoning Ordinance and the current State of New Hampshire Building Code, and that the building will not be occupied or utilized until a Certificate of Occupancy has been issued.

[Signature] Annika Horvitt 3/13/19
Signature of Owner Print Name Date

[Signature] Annika Horvitt 3/13/19
Signature of Applicant Print Name Date

Approvals:

Building Inspector Will Wildes 3/15/19 (date) William S. Wildes - Phone: 878-4320

Health Officer _____ (date) Peter Caswell - Phone: 878-1672

Road Agent _____ (date) Tim Fisk - Phone: 878-2744
(Required for new driveway.)

Rejected by _____ for _____

ZBA Approval (Attach) Date: _____ if required

Planning Board Site Plan Review Requirements, (Attach) Date _____ if required

PERMIT # _____

This certifies that _____ may build in accordance with the foregoing application and approved plans.

Select Board:

_____ (date)

_____ (date)

_____ (date)

Fee paid 198.25 Accepted by: _____ (date) _____

SHT 5A

SHT 6A

CASWELL POND

6-26-2
18.05 Ac

6-20-1-1
14.3 Ac

(CU)
6-8
30 Ac

6-8-1

(VE)
6-31-1
9.2 Ac

CONSERVATION
EASEMENT

6-20
218.14 Ac

CHITTY ROAD

SHT 5B

6-9
3.218 Ac

6-10
3.714 Ac

6-11
3.018 Ac

6-12
4.183 Ac

6-13-1
4.218 Ac

6-13-2
3.485 Ac

6-13-3
3.475 Ac

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3.001 Ac

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3.339 Ac

6-13-6
3.499 Ac

6-13-7
3.738 Ac

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3.878 Ac

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OWNER INFORMATION

MURRAY, LISA E.
45 NORTH MAIN ST.
NEWMARKET, NH 03857

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2004	7221	0951	U I 13	291,466	SAN-KEN HOMES, INC.

LEWISVILLE

PICTURE

Printed: 03/01/2016

LISTING HISTORY

07/22/13 ADVM
09/11/12 ERVE
11/17/05 JDLL
10/13/05 DUDM
01/14/05 JDPR
02/24/04 JDPM
03/27/03 THUL

NOTES

YELLOW, FKA 6-13-Q-12; WALKOUT BMU; STEEP TOPO BEHIND HSE; STREAM THRU BACK OF LOT; BTHS-4 FIX, 3 FIX, 2 FIX - 9 FIX; 9/12 RENTER WANTED NOTHING DONE W/O HO NOTICED; DATA EST; 7/13 4-SALE BEAN GROUP-603-766-1980; NOH; NC NOTED;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1			3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

TEMPLE ASSESSING OFFICE

Year	Building	Features	Land
2016	\$ 189,900	\$ 3,000	\$ 71,000
Parcel Total:			\$ 263,900

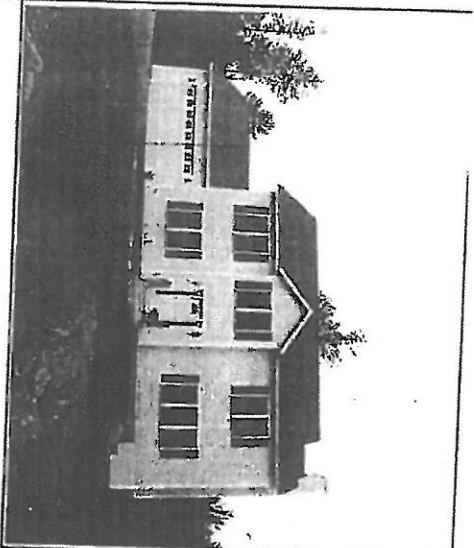
PARCEL TOTAL TAXABLE VALUE

LAND VALUATION

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3,000	78,000	F	110	95	100	95	90--ROLLING	100	69,700	0	N	69,700	TOPO/UTTL
1F RES	0.730	x 2,000	X	100				90--ROLLING	100	1,300	0	N	1,300	TOPO
	3.730	ac								71,000			71,000	

Zone: RA RURAL/AGRI Minimum Acreage: 3.00 Minimum Frontage: 300

Site: FAIR Driveway: GRAVEL/DIRT Road: PAVED



MURRAY, LISA E.

45 NORTH MAIN ST.

NEWMARKET, NH 03857

Account Number: 645

AVAILABLE DISTRICTS

BUILDING DETAILS

Date	Permit ID	Permit Type	Notes

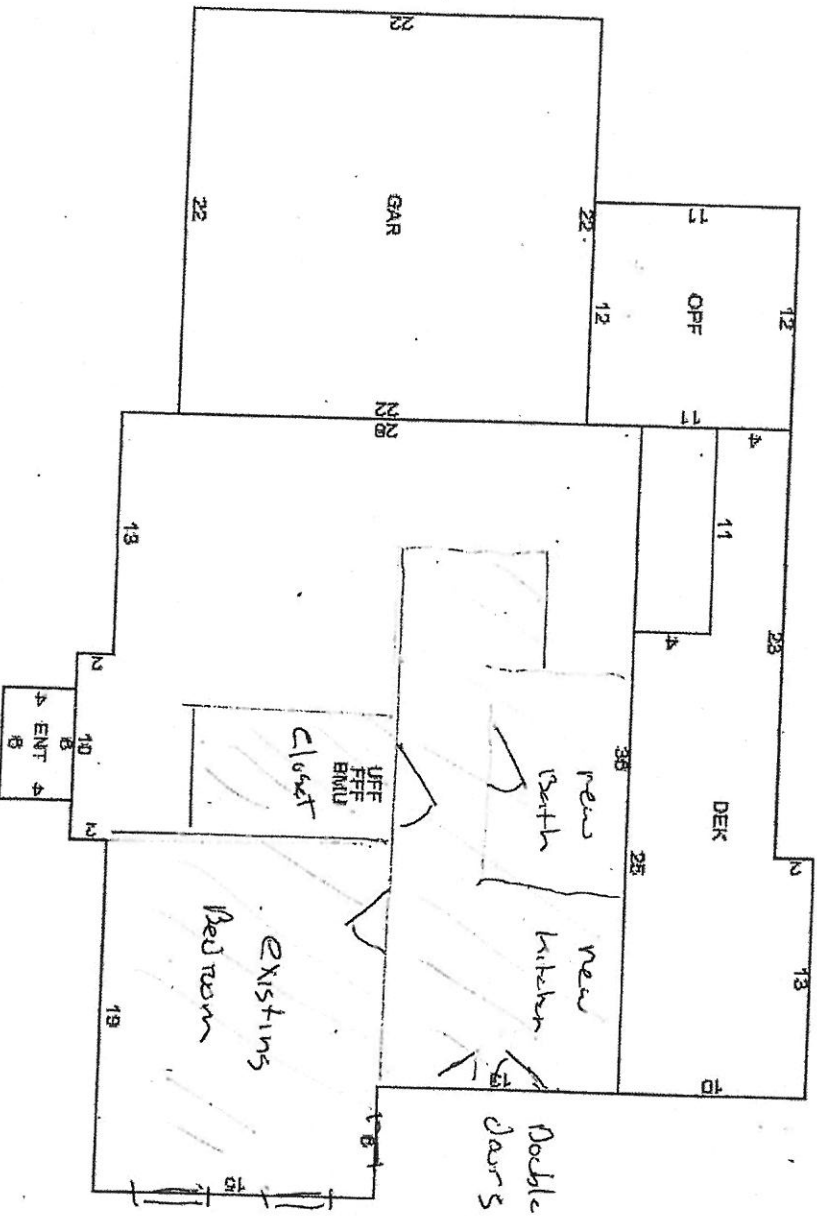
Model: 2.00 STORY COLONIAL
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: CARPET/HARDWOOD
 Heat: OIL/HOT WATER
 Bedrooms: 4 Baths: 3.0
 Extra Kitchens: Fixtures:
 A/C: No Fireplaces:
 Quality: A2 AVG+20 Generators:
 Corn. Wall:
 Size Adj: 0.9083

Base Rate: RSA 72.00
 Bldg. Rate: 1.0682
 Sq. Foot Cost: \$76.91

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect
GAR	GARAGE	484	0.45	218
OPF	OPEN PORCH FIN	132	0.25	33
UFF	UPPER FLR FIN	1118	1.00	1118
BMU	BSMNT	1118	0.15	168
DEK	DECK/ENTRANCE	270	0.10	27
FFP	FST FLR FIN	1118	1.00	1118
ENT	ENTRY WAY	24	0.10	2
GLA:		2,236		4,264
				2,684

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2014 BASE YEAR BUILDING VALUATION

Market Cost New: \$206,426
 Year Built: 2004
 Condition For Age: AVERAGE
 Physical: 8%
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 8%
 Building Value: \$189,900

655 Ct² 1n-law Apartment