

# LYNDEBOROUGH BOARD OF SELECTMEN

## MEETING MINUTES

July 26, 2023

*Final*

### I. **Call to Order:**

Chairman Mark Chamberlain called the meeting to order at 6:00 p.m.

### II. **Introduction of Members Present:**

Chairman Mark Chamberlain, Selectman Fred Douglas, and Selectman Robert Howe  
Town Administrator Russ Boland and minute taker Kathleen Humphreys

**Public & Media Present:** Jessie Salisbury, Building Inspector/Code Enforcement Officer Leo Trudeau, Bob Crab, Assessor David Marazoff, Temple Forest Monastery Management Administrators Ajahn Jayanto, and Ajahn Anando. John Pomer arrived at 6:14pm.

### III. **Appointments:**

#### **6:05 p.m.: Discussion of Religious Exemption Application Denial**

#### **Jetavana Temple Forest Monastery – Monastic Community Co-Abbot Jayanto Bhikkhu and Assessor David Marazoff**

Co-Abbots Ajahn Jayanto and Ajahn Anando from Jetavana Temple Forest Monastery Management & Administration and Assessor David Marazoff were present

The monastery purchased the land two-years ago from Tom & Ginny Chrisenton (Map-Lot 229-003-000). Ajahn Jayanto and Ajahn Anando acknowledged they should have applied for the tax exemption the first year but missed the April 15<sup>th</sup> deadline by five-days. They paid the taxes and applied for the tax exemption the following April. The exemption was denied.

The monastery also has land in Temple, NH. They worked with Land Use Attorney Tom Hanna from Keene, NH. They explained how they use the land in Temple and their plans for the 114-acre lot in Lyndeborough. The monks focus on living in the wild and wilderness living “under the roots of trees”. In colder environments, they do need some sort of buildings and heat. They do monastic training and meditation training in the woods. They do this in a variety of countries.

The monastery started with about 3-4 monks when they purchased the 125-acre Temple land and now have about 20 monks in residence. Improvements were made on 75-acres of that land. Temple approved 22 Tuki huts, which have heat but no water or electricity.

Currently they do not have plans to build on the Lyndeborough land and plan to use it for meditation training. They are looking for the monastery to stay around for future generations. They purchased the land before the Chrisenton’s cut the trees. There are easy trails to use, and they go to a place they call Vultures Peak, which is actively used for training.

David Marazoff asked if they are familiar with the Current Use Tax in the State of NH. The property is in Current Use and has significant tax savings on that 114-acre piece of land and assessed value after the current use saving is applied which is between \$3,000-4,000.

The monks said in Temple they don't have occupancy permits for the huts per an agreement with the town. They do not eat there but eat in the buildings down below. They don't need roads because they do not drive in but rather walk in. A description of the hut use was discussed.

They do receive 100% exemption on the five parcels in Temple. They make a donation.

There are some 10'x10' platforms in Temple. They were informed a building permit is needed for any structure over 100 square feet if they build in Lyndeborough.

The assessor will reach out to Tom Hannah in the next 4-5 business days.

They made a map of the meditation points in Temple and will share that. They plan for a meditation point over the wall on the Lyndeborough parcel.

Ajahn Jayanto said they looked at tax maps just before tonight's meeting. There was a change before the monastery purchased the land but he can't find the update on the town website. He was informed it is in the process of being updated.

Ajahn Jayanto explained how the purchase happened with the help of a donor who knew the Chrisenton's. The assessor asked, when they purchased the land, did they have any right-of-way (ROW) to access it through Mr. Chrisenton's or immediate people's land because it's a "semi-gated" area. Ajahn Jayanto said, "We signed a Road Maintenance Agreement, but we are not going to use that unless we have to take trees out. We adjusted that so we don't have to pay because we don't want to maintain the road because we are not going to use it". The assessor asked if they have deeded access to that land under a ROW.

Ajahn Jayanto and Ajahn Anando were invited to the next meeting and left at 6:42 p.m.

#### **Other Assessing Business**

##### **Rocco Revocable Trust, Map-Lot 231-019-000**

This is a housekeeping action for the Rocco Revocable Trust that was discussed in May. The corrected Current Use paperwork was submitted. The assessor recommended the Board sign due to fairness and equitable then the office can process it. The initial application was provided to the Board.

**VOTE: Selectman Douglas made a motion, Selectman Howe seconded to sign the Rocco Revocable Trust abatement forms for Map 231, Lot 019. Motion passed 3-0.**

#### **Appointments Continued**

##### **6:50pm Conservation Commission Purchase of Land Discussion and Recommendation of New Members (ConCom Chairman John Pomer)**

John Pomer was present to discuss that the Conservation Commission would like to use \$5,000 to assist in the purchase of land (Map-Lot 209-002-000), that abuts the Pinnacle Mountain property and abuts the Town Forest. Piscataquog Land Conservancy (PLC) will be the organization purchasing the land. The Conservation Commission was unanimous

on this decision and want to make the Board of Selectmen aware of their intentions and next steps.

**A public hearing is scheduled for August 10, 2023.**

The Board asked if the agreement to maintain open access can be in writing prior to the public hearing and inquired about the plan. Mr. Pomer said it can be used for anything except motorized vehicles in the summer. Winter snowmobiles are allowed. They want to protect land from being torn-up.

Recommendation of New Members

#1 Doug Powers. Mr. Powers is on the PLC Board. His interests are keeping the rural nature of the Town and the use of the properties.

#2 Dave Roemer. Mr. Roemer was previously on the School Board. He wants to make sure things are done properly.

#3 Michael Decubellis wants to go from full member to an alternate position.

There is a vacant alternate position available and Mr. Decubellis can fill that. Both Kurt Berna and Theresa Berna's terms expire in 2025 and they are not returning.

**VOTE: Selectman Howe made a motion, Selectman Douglas seconded to appoint the following new members to the Conservation Commission and status change for a current member; Doug Powers as a full member with a term to expire in 2024, Dave Romer as a full member with a term to expire 2026, and current member Mike Decubellis as an alternate with a term to expire in 2026. Motion passed 3-0.**

**IV. Community Forum and Public Comment:**

Jessie Salisbury is happy to see the picket fence replaced around the old train station foundation bricks on the Village Common. The next steps for the Common will be discussed on Friday.

**V. Decision Making Actions:**

**a. Old/Tabled Business:**

**Community Day Update**

Informational fliers were mailed to residents regarding Community Day on August 28<sup>th</sup>.

**Community Power Update**

The Community Power Committee had their second meeting tonight. They would like to develop a survey to gather resident's opinions. They are also requesting to use the Town seal on the documents. This was debated and some members had concern.

**VOTE: Selectman Howe made a motion, Selectman Douglas seconded to allow the survey to use the town seal and recommend mailing the survey to homes. The Selectmen would like to see a local mountain from Lyndeborough being used on the survey, not a generic one. Motion passed 3-0.**

**Record Digitization Proposal Update**

A representative will be at the next meeting to provide three options to the Board.

**b. New Business:**

None

**c. Items not on Agenda:**

BI Leo Trudeau wanted discussed what is considered the legal property line setbacks from State maintained roads. He asked if he could reach out to Town Counsel.

The zoning definition reads, “from the lot line”. Chairman Chamberlain read the zoning. BI Trudeau asked where setbacks from a road or street are measured or a ROW. Measuring from the center of the road was discussed and measuring from other means. Modifying the definition in the Zoning Ordinance and it would be by the Planning Board.

T/A Boland and BI Trudeau will meet tomorrow and reach out to NHMA and possibly Attorney Chris Drescher, if necessary.

**E. coli Concern**

The Wilton Selectboard recently discussed the E. coli problem. They are getting a DNA test and funding it up to \$1,000. T/A Boland added that Wilton said the preliminary research they did indicated the nearest place for the test is in Canada.

Septic systems along Rt. 31 were discussed and in particular one that expired last year and if it failed. It was discussed to ask the homeowner to talk with the Board in a non-public session. BI Trudeau and T/A Boland will discuss this tomorrow.

**Center Road Driveway – E 9-1-1**

BI Trudeau brought up an issue regarding a resident who needs an address for emergency response for a house he is building on an unclassified roadway/common driveway that was part of subdivision approved in 1999. It would serve three parcels/residences (234-007-000, 234-008-000, & 234-010-000), so E 9-1-1 requires it have a name. It is next to a sign that says “Gregory” and next to the Buchanan house. It was discussed to have the property owners provide three road name suggestions.

**VI. Town Administrator Report**

Finance Director Paul Hebert is working on options for a fuel management system for highway garage and a financial program to replace QuickBooks, which would bring payroll back to office, for a cost savings.

**VII. Selectmen’s Report**

**a. MACC Base Action & Agenda**

No report

**b. Transportation Committee**

The Committee will meet in two-weeks.

Selectman Douglas expressed his frustration that he has not heard back from NH DOT since he provided testimony regarding the Rt. 101 safety enhancement issues. Chairman Chamberlain said he will bring this topic up again.

**c. Planning Board**

They meet tomorrow night.

**d. Heritage Commission**

The next meeting is this Friday and plan to discuss signage and community day.

**e. Conservation Commission**

It was previously discussed regarding the PLC land purchase and the new members.

**f. Ambulance Advisory Committee**

Selectman Douglas and T/A Boland attended. There was a concern that insurance companies' payments are not as high as they should be. If this trend continues, then the towns will need to fund the ambulance more. Other towns are going through this. Costs are going up while staff availability is 30% less since pandemic. It has been a tremendous strain.

Selectman Douglas and T/A Boland attended the meeting in Wilton regarding the School Resource Officer (SOR). They are discussing cost to be around \$115,000-\$140,000 for the 2023-2024 school year.

**VIII. Consent Agenda:**

The Consent Agenda was tabled until after the non-public session.

**IX. Information Items Requiring No Discussion**

None

**X. Non-Public Session RSA 91-A:3 II (a, c, I)**

**VOTE: Selectman Howe made a motion, Selectman Douglas seconded to enter a non-public session at 7:52 p.m. under a, c, and small I. Motion passed 3-0.**

**VOTE: Selectman Howe made a motion, Selectman Douglas seconded exit the non-public session at 8:52 p.m. under a, c, and small I. Motion passed 3-0.**

Once back in public session, the Board voted on the Consent Agenda

**VOTE: Selectman Howe made a motion, Selectman Douglas seconded to accept the Consent Agenda for July 26, 2023. Motion passed 3-0.**

**VOTE: Selectman Howe made a motion, Selectman Douglas seconded adjourn at 9:01 p.m. Motion passed 3-0.**

**XI. Adjournment:**

All scheduled items having been addressed, the public meeting was adjourned at 9:01 p.m.

Next regular meeting: August 9, 2023 at Citizens' Hall at 6:00 p.m.

Kathleen Humphreys, Transcriber

Chairman Mark Chamberlain \_\_\_\_\_

Selectman Fred Douglas \_\_\_\_\_

Selectman Robert Howe \_\_\_\_\_

<b>Consent Agenda – July 26, 2023</b>		
<b>Item #</b>	<b>Item Title</b>	<b>Approved</b>
1	AP Warrants – July 18 & July 25, 2023	Yes
2	Payroll Warrant – July 10, 2023, through July 23, 2023	Yes
3	VALIC ACH Payroll Warrant – July 10, 2023, through July 23, 2023	Yes
4	Request to Appoint Michael Decubellis as an Alternate Member of the Conservation Commission, Term Ending 2023	Yes
5	Request to Appoint Robert “Doug” Powers as a Full Member of the Conservation Commission, Term Ending 2024	Yes
6	Request to Appoint David Roemer as a Full Member of the Conservation Commission, Term Ending 2026	Yes
7	Board of Selectmen’s Public Meeting Minutes – July 7, 2023	Yes
8	Board of Selectmen’s Public Meeting Minutes – July 12, 2023	Yes
9	Board of Selectmen’s Non-Public Meeting Minutes RSA 91-A:3 II (a & c) – June 12, 2023	Yes