



**TOWN OF DUNBARTON
BOARD OF ASSESSORS
MINUTES MEETING
October 15, 2013**

Present: Timothy Terragni, Chairman
Mary LaValley
Bryan Clark
Janice VandeBogart, Secretary

The meeting was called to order 7:00 PM.

Minutes: The minutes of September 17, 2013 were approved and signed.

2013 Equalization: The Board reviewed, approved and signed the Municipal Assessment Data form to be returned to the Department of Revenue Administration.

Invoice:

- An invoice from Municipal Resources, Inc in the amount of \$1,078.98 for appraisal services was approved for payment.

Intent to Cut Timber: Intent to Cut Timber forms for the following were reviewed, approved and signed:

- John & Brenda Clark, 167 Twist Hill Road, C7-01-07
- Charles Frost Jr., Guinea Road, F4-01-01

For the Record: The following Intent to Cut Timber permits were reviewed, approved and signed by the Board between the September 17th meeting and present:

- Alain & Phyllis Biron, 39 Olde Mill Brook Road, C4-02-03
- GPS Properties, Powell Lane, C4-01-06

Correspondence:

- Legal correspondence regarding George Nicolaou vs Town of Dunbarton was reviewed.

Other:

A discussion ensued regarding the Site Plan Review Hearing scheduled for Wednesday October 16, 2013. The hearing involves the proposed 46' x 588' building to house 20,000 laying hens located at 57 Twist Hill Road in the low density district in Dunbarton, NH.

The board was concerned that property values could be depreciated if this project was approved. The term "external obsolescence" was used. This is where a property is depreciated by a defect, that is usually incurable, caused by a negative influence outside the site. The defect would be the chicken farm and the sites being the properties abutting it. The Chicken Farm does not conform nor is it compatible with it's surroundings thereby making the abutting properties and the neighborhood effected less desirable, therefore less valuable.

Tim Terragni stated that Janice VandeBogart, had compiled data containing assessments of properties within a one half mile radius of the proposed barn. Data for this study was obtain by using scaled maps and assessment data from the Dunbarton website. The study showed approximately 122 homes. The total assessed value of all land and buildings in that one half mile radius, was calculated to be \$32,537,562.

It was determined that if a depreciation factor of 10% was applied to every parcel there could be a potential decrease in value of \$3,253,756, resulting in a loss of \$69,533 in tax revenue (based on the 2012 tax rate).

The consensus of the board was that Chairman Tim Terragni would attend the hearing speak on behalf of the board.

There being no further business, the meeting was adjourned at 8:00 PM

Timothy Terragni, Chairman

Mary LaValley

**Bryan Clark
Dunbarton Board of Assessors**

**Recorded by: Janice VandeBogart
Attached to Minutes: Copy of Half Mile Study**