



**TOWN OF DUNBARTON  
BOARD OF ASSESSORS  
MINUTES MEETING**

**April 15, 2014**

**Present: Tim Terragni, Chairman  
Mary LaValley  
Janice VandeBogart, Secretary**

**Also Present: Ted Vallieres, Selectman  
Line Comeau, Town Administrator  
Alison Vallieres, Secretary**

**The meeting was called to order at 7:00 PM.**

**Tim Terragni noted for the record that Bryan Clark was unable to attend the meeting due to a prior commitment.**

**Non-public Session:**

**At 7:05 pm the motion by Tim Terragni to enter into non-public session pursuant to RSA 93-A:3 to discuss a legal matter was seconded by Mary LaValley. Motion passed.**

**The motion by Tim Terragni to exit non-public session was made at 7:25 pm was seconded by Mary LaValley. Motion passed. It was noted that no decisions were made while in non-public session.**

**At this point in the meeting Ted Vallieres and Alison Vallieres left the meeting and Line Comeau, Town Administrator, stayed.**

**Carl F. Fitz, III of CCF Golf Management LLC asked for a meeting with the Board of Assessors in regard to a pending tax lien on the following lots in Dunbarton: B4-01-11; A4-01-05; B3-02-01; and A3-01-04. These lots are in the name of Dunbarton 88.**

**Mr. Fitz presented the board with a letter outlining the reason for this meeting (see letter attached to these minutes).**

**Mr. Fitz explained that he has a purchase and sales agreement with Dunbarton 88 to purchase the golf course located on Route 13 South. Mr. Fitz agreed to operate it until he could get financing, the contract being a five year contract. He has been operating the business for less than a year. As part of the agreement, Mr. Fitz is responsible for the payment of property taxes. Mr. Fitz stated that he is in the process of moving to Dunbarton from Newport Vermont and will be living at 18 Country Club Lane in Dunbarton. His family, wife and two children, will be moving here shortly as they are finishing up work and school and they have their house in Vermont on the market. He has just recently learned of the impending tax lien which will be executed on April 29, 2014 against all four lots. Mr. Fitz stated that he can pay the taxes on the three smaller lots (being A4-01-05; B3-02-01; and A3-01-04) before the deadline of April 29, 2014. This would amount to approximately \$5,000. However, he would not be able to come up**

with the \$10,000 for the larger lot, B4-01-11, before the April 29, 2014 deadline. Therefore he is asking the Board for an extension of two weeks to allow him enough time to pay. He stated he could pay the tax on or before May 13, 2014.

Line Comeau provided the board with a copy of the purchase and sales agreement with Dunbarton 88. It was noted that the properties are still in the name of Dunbarton 88. Mr. Fitz stated that he would not want to let the properties go to tax lien as it would certainly put a blemish on Dunbarton 88's credit rating and would put him at risk for losing the contract to purchase the properties. He again emphasized that he could come up with the money for lot B4-01-11 if he was granted an extension of two weeks.

The Board told Mr. Fitz that they would need to discuss this and would get back to him by Thursday April 17<sup>th</sup>. Mr. Fitz thanked the board and left.

After some discussion, Tim Terragni made the motion to extend the date of lien on lot number B4-01-11 to May 14, 2013 subject to verification from the tax collector that this would be in line with the NH tax laws. The motion was seconded by Mary LaValley. The vote was in the affirmative, motion passed.

#### Current Land Use Change:

Line Comeau provided copies of RSA's provided by MRI regarding Land Use Change. The board reviewed the various RSA's. This was left for further discussion.

Pamela Sopczyk & George Duke, lot B3-01-02: The owners made a request to include .25 acres of waterfront land in their total current use acreage saying that their original CU application included this area to be placed in current land use. Upon examination of the application it was determined by MRI that the information submitted at the time of application showed that 1.25 acres were requested to be left out of current use and the attached map clearly has the subject parcel in that area. It was the recommendation of MRI that based on their investigation the town should deny this application for an abatement.

Motion was made by Mary LaValley to deny the application for abatement for Pamela Sopczyk and George Duke, lot B3-01-02. The motion was seconded by Tim Terragni, motion carried.

Minutes: The minutes of the March 18, 2014 meeting were reviewed. Motion by Tim Terragni to accept the minutes as written; seconded by Mary LaValley; motion passed.

#### Invoices:

- The board approved an invoice from Municipal Resources, Inc. in the amount of \$645.12 for assessing services.
- The board approved an invoice from George Sansoucy in the amount of \$124.00 for assessing services.

#### Property Tax Exemption:

- The board reviewed the application from St. John's Episcopal Church for property tax exemption for the year 2014.  
Motion was made by Mary LaValley to grant the property tax exemption to St. John's Episcopal Church for the tax year 2014. Tim Terragni seconded the motion, motion carried.

**Veteran Credit:** The following Veteran Credits were reviewed and accepted by the board:

- Nathan Terrill, 84 Barnard Hill Road, F3-01-11.
- Patrick Wright, 235 Mansion Road, G2-05-12

Motion was made by Mary LaValley to grant a Veteran Credit to Nathan Terrill and to Patrick Wright; the motion was seconded by Tim Terragni; motion carried.

**Sales Ratio:**

It was noted for the record that the board received confirmation from the Department of Revenue Administration that the Sales Ratio for the current tax year was set at 105.4 % with a Median Ratio of 102.6%.

**Inventory of Taxable Properties:**

It was noted that the town has received the Inventory of Taxable Properties from the following:

- Unitil
- New England Power Company
- New England Hydro-Transmission
- Public Service of NH

It was noted that copies of the above were submitted to George Sansoucy's office.

The following items were reviewed, accepted and signed by Board members after their March meeting and before their April meeting:

- Intent to cut timber: Pioneer Sportsmen, Lot J3-02-02 and J3-01-17.
- Intent to excavate: KARA Realty Associates, H2-02-06.
- Warrant to collect Excavation Tax: KARA Realty Associates, H2-02-06.

There being no further business, the meeting was adjourned at 8:30 PM.

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Timothy Terragni, Chairman

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Mary LaValley  
Dunbarton Board of Assessors

Recorded by: Janice VandeBogart, Secretary

Carl F. Fitz III  
CCF Golf Management LLC  
2551 Coventry Station Rd.  
Newport, VT 05855  
603-714-8167  
CarlFitz3@PGA.com



April 15, 2014

Town of Dunbarton  
Board of Assessors  
1011 School Street  
Dunbarton, NH 03046



Dear Board of Assessors,

I am writing this letter to ask for a deferral of two weeks until Tuesday, May 13, 2014 for Parcel B4-01-11. I am responsible for paying taxes for three additional parcels A4-01-05, B3-02-01 and A3-01-04 and will pay on or before April 29, 2014.

Due to economic hardship and getting a late start to the golf season, I am asking for consideration of deferring impending tax lien for two weeks. A tax lien would put me at risk for losing the contract that I have to buy the golf course. I plan to open Countryside Golf Club this Friday and my business plan looks a lot better for my second season.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'C.F. Fitz, PGA'.

Carl F. Fitz III  
PGA Professional