



**TOWN OF DUNBARTON  
BOARD OF ASSESSORS  
MINUTES MEETING  
June 16, 2015**

**Present:** Tim Terragni, Chairman  
Mary LaValley

Janice VandeBogart, Secretary

The meeting was called to order at 7:05 PM.

Bryan Clark was not present for the meeting due to a prior commitment.

**Items to sign:** The following items were reviewed, approved and signed by the board.

- Minutes of the May 19, 2015 meeting.
- Form from Department of Revenue regarding the town's usage of the Inventory of Taxable Property, PA-28. Note: Dunbarton *does not* use the Inventory form.
- Intent to Cut Timber:
  - Mark Kilmister, Barnard Hill Road, F3-02-21
  - Shaun & Sophia Milano, Mansion Road, G2-05-13

**Items to be recorded in Minutes:**

Intents to Cut Timber were signed on May 28 & 29 by Board Members Tim Terragni and Mary LaValley:

- Stephanie Gagne, 71 Barnard Hill Road, F3-02-4&19.
- Jeremy g. Turner, Meadowsend Timberlands LTD, PTN, Guinea Road, E4-03-01
- Anthony & Laura Cattabriga, 80 Everett Dam Road, E2-02-09
- Judith Stone, 70 Guinea Road, F4-02-01
- Judith Stone & Martha Hammond, Story Hill Road, B4-03-05

**Invoices:** The following invoices were reviewed and approved for payment.

- Municipal Resources, Inc. for services rendered in the amount of 18.00 and \$624.08.
- Mitchell Municipal Group, PA for legal services in the amount of \$71.79, \$21.93 and \$112.00.
- Vision Government Solutions: for services regarding Revaluation 2015 in the amount of \$2,586.37.

**Land Use Change Tax:**

The following were reviewed by Scott Marsh from Municipal Resources, Inc.

1. Mark & Sherry Nangeroni, 70 Mansion Road, Lot #E3-01-03: This 38.04 acre lot is in current use. The owners are in the process of constructing a new home on this property. Based on the market data, the area disturbed by construction is valued at \$65,000. Therefore the recommended penalty would be \$6,500. Motion by Tim Terragni to accept the Land Use Change Tax of \$6,500 for lot E3-

01-03 as recommended. The motion was seconded by Mary LaValley and the vote was in the affirmative. Motion carried.

2. Carol LeClair, 250 Mansion Road, Lot #G2-03-03. This lot (5.37 acres) was recently transferred, therefore making it no longer contiguous to a 10 acre piece which no longer meets the requirements to stay in Current Use. Based on analysis by MRI, it was recommended that the value of this lot be \$15,000. Therefore the penalty would be assessed at \$1,500.

Motion by Tim Terragni to accept the Land Use Change Tax of \$1,500 for Lot G2-03-03 as recommended. The motion was seconded by Mary LaValley and the vote was in the affirmative. Motion carried.

3. Michael & Molly Kemp, 1062 Gorham Pond Road, Lot C3-02-10. A portion of this lot was transferred to an adjoining property which make this lot less than the required 10 acres for current use. Based on analysis by MRI, it was recommended that the value of this lot be \$15,000 and the penalty would be assessed for \$1,500.

Motion by Tim Terragni to accept the Land Use Change Tax of \$1,500 for Lot C3-02-10 as recommended. The motion was seconded by Mary LaValley and the vote was in the affirmative.

**Abatement Recommendations:** The following applications for abatement were reviewed by Scott Marsh from Municipal Resources, Inc with recommendations to accept or deny.

1. Gerry & Julie Williams, 133 Stark Highway North, Lot C3-01-08: After reviewing the abatement request and the property, it was recommended to reduce the property assessment by \$66,100 from \$184,100 to \$118,000. This results in an abatement in the amount of \$1,397.35 plus any applicable interest. Motion by Mary LaValley to grant this abatement as recommended by MRI. The motion was seconded by Tim Terragni and the motion carried.
2. George Nicolaou, 3 Mansion Road, Lot #D3-03-01: This property was previously inspected and a 2009 appeal to the Board of Tax and Land Appeals was decided and the assessment was adjusted in accordance with that decision. After reviewing the current application, it was the opinion of MRI that no change in the assessment is appropriate. It was therefore recommended to deny this request.

Motion by Mary LaValley to deny this abatement as recommended by MRI. The motion was seconded by Tim Terragni and the motion carried.

3. New England Hydro-Transmission Corp, UN-EH-O: MRI's report is as follows: *The reason for the request is the applicant's representative's opinion that applicant was required to pay a disproportional share of taxes. Town's utility appraiser was provided a copy of the abatement application. ....additional information was requested but not provided and as such it is their recommendation that the abatement request be denied.*

Motion by Mary LaValley to deny this abatement as recommended by Utility Appraiser, George Sansoucy. The motion was seconded by Tim Terragni and the motion carried.

4. Eversource Energy, Public Service of NH, U-PSCO-O; D7-01-04; & C7-01-15: MRI's report is as follows: *The reason for the request is the applicant's opinion*

*that the total assessment is in excess of just and proportionate valuation and makes reference to Department of Revenue appraisal. Town's utility appraiser was provided a copy of the the abatement application. Additional information was requested but not provided and as such it is their recommendation that the abatement request be denied.*

**Motion by Mary LaValley to deny this abatement as recommended by Utility Appraiser, George Sansoucy. The motion was seconded by Tim Terragni and the motion carried.**

**Correspondence to review:**

- **Progress Report from Vision Government Solutions regarding Revaluation 2015.**
- **Community Action Report from Department of Revenue – regarding progress of Revaluation 2015.**
- **Correspondence from George Sansoucy regarding the 2014 Abatement Application for Eversource Energy, with recommendation to deny (see above).**

**Further Business:**

**It was the decision of the Board to cancel the July meeting of the Board of Assessors due to vacations. A notice will be placed on the website and posted at the Town Office.**

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

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**Timothy Terragni, Chairman**

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**Mary LaValley  
Dunbarton Board of Assessors**

**Recorded by: Janice VandeBogart, Secretary**