

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

April 17, 2012

Present: Tim Terragni, Chairman
Mary LaValley
Bryan Clark
Joseph Lessard, Municipal Resources, Inc.
Janice VandeBogart, Secretary

The meeting was called to order by Chairman, Tim Terragni, at 7:00 PM.

Abatements: It was noted for the record that the deadline for filing for an abatement is March 1st following the “notice of tax date”.

- **Timothy & Sharon Mihoy, 78 Rangeway Road, Lot D4-02-10:** Joe Lessard stated that Chuck Reese from the Department of Revenue found some discrepancies in the assessment of this property when he was conducting his review of the properties after the statistical revaluation in 2010. Mr. Reese informed Mr. Mihoy of these errors. Mr. Mihoy picked up an abatement form back in February of 2012 but according to the town office date stamp the paperwork was received April 11, 2012. The applicant claims he sent in the forms before March 1st but says the office must have lost the forms so he has filed a second time. MRI inspected the property and found the sketch to be incorrect on the property card and the classification of the condition was poorer than recorded. It is recommended that the assessment be reduced by \$13,500 from \$179,500 to \$166,000. MRI also recommended that the board deny the request for an abatement because of the late filing and make the changes in the assessment effective in the year 2012. However, Mr. Lessard told the board that they could abate for any good cause. Tim Terragni stated that it was not the policy of the Board to grant abatements for late filing, however it does not mean an exception could not be made this time. After much discussion it was decided to grant the abatement and issue a refund to the property owners.

Motion: The motion was made by Mary LaValley to grant the abatement in the amount of \$13,500 to Timothy & Sharon Mihoy, D4-02-10 and refund to them the total of \$289.44 plus applicable interest. The motion was seconded by Tim Terragni and the vote was all in favor. Motion carried

- **Guy, Frances & Matthew Routhier, lot #C6-01-02, 1209 Montalona Road:** This is a parcel of just under 13 acres. The Routhiers purchased the home on July 11, 2011 for \$105,000. They felt that the assessment did not accurately depict the condition of the home and had some site issues as well. The property was inspected, deemed to be uninhabitable. The interior was vandalized with all the copper removed which caused a lot of damage. The owners filed a Police report with their paperwork. They bought the property in this condition. The site size was overstated as well and

has a portion of land in wetlands. It is recommended by MRI that the assessment be reduced by \$85,300 from 198,800 to \$113,500 with an abatement of \$1,828.83 plus applicable interest be granted.

Mary LaValley made the motion to grant the abatement as recommended. The motion was seconded by Bryan Clark, motion carried.

- **Richard & Fleurette Beaudoin, 70 Rangeway Road, Lot #D4-02-07:** Joe Lessard stated that this was a cape on five acres. The owners felt that the gross living area shown on the assessment card was incorrect. Also there was a view factor placed on it but they felt this should not be there because their view is of the high tension wires. Upon inspection of the property card it was found that there was an error in the gross living space but that had already been corrected. MRI did however find an error in the bedroom count and flooring type. In addition it was MRI's opinion that the power line easement does offset the positive view factor and therefore an adjustment should be made. After corrections and adjustments, it is recommended by MRI to reduce the assessment by \$6,000 from \$231,300 to \$225,300 resulting in an abatement of \$128.64 plus applicable interest.

Tim Terragni made the motion to grant the abatement as recommended. Mary LaValley seconded the motion and the motion carried.

Current Use Applications:

- **Nancy Frost, G4-01-06:** Joe Lessard stated that Mrs. Frost wants to add 9 acres of Farm land to the 84 acres she already has in current use. The map and application has been reviewed by MRI and they recommended that this be approved. Mrs. Frost submitted a detailed map and an SPI report for the 9 acres. The total of her lot is 96 acres and upon approval this lot would contain 93 acres in current use and 3 acres (with her buildings) not in current use.
Motion was made by Mary LaValley to approve the application for current use for lot G4-01-06 in the name of Nancy Frost. The motion was seconded by Tim Terragni and the vote was all in favor. Motion carried.
- **Allan & Collette Girard, Jr., B3-02-06:** Joe Lessard stated that this is a 15 acre parcel. They want to put 12.5 acres in current use. The map is complete along with the application. It is the recommendation of MRI that the board approve this application for current use.
The motion was made by Mary LaValley to approve the application for current use for lot B3-02-06 in the name of Allan & Collette Girard, Jr. The motion was seconded by Bryan Clark and the motion carried.
- **Michael Galvin, E4-02-07:** This lot is a 12.42 acre lot. The applicant wants to put 11.12 acres in current use, leaving 1.3 acres out of current use. It was noted that an applicant has to keep out the disturbed portion only and must put at least 10 acres in current use. The board reviewed the application and the map.
The motion was made by Tim Terragni to a approve the application for current use for lot E4-02-07 in the name of Michael Galvin. The motion was seconded by Mary LaValley, motion carried.
- **Guy, Frances & Matthew Routhier, C6-01-06:** The size of this lot is \$12.9 acres.

They would like to put 10.9 acres in current use, leaving 2 acres out of current use. The application was reviewed and also the map. Motion was made by Mary LaValley to approve the application for current use for lot C6-01-06 in the name of Guy, Frances and Matthew Routhier. The motion was seconded by Bryan Clark and the vote was all in favor. Motion carried.

At this point in the meeting, Chuck Frost came in to ask if the board had reviewed his mother's application for current use, i.e. Nancy Frost, G4-01-06. The board told Mr. Frost that the application had been approved by the board. Mr. Frost was happy and left the meeting.

Building Permits: Joe Lessard stated that MRI had reviewed 130 permits this year which would result in an increase of \$1.5 million in value for the town.

At this point in the meeting, Mr. Lessard left.

Minutes: The board reviewed, approved and signed the minutes of the March 20, 2012 meeting of the Board of Assessors.

Timber Tax Warrant: The board reviewed and signed a Timber Tax Warrant for the following:

- Pat & Wypkjen Whittier, H3-02-07
- James & Judith Stone, F4-02-01
- Lynne Yeaton, H3-04-05
- Dunbarton Town Forest, H2-02-04

Intents to cut Timber: The board reviewed and signed the following Intents to cut Timber:

- Wayne Mills, F3-01-04
- Wayne Mills, I3-03-17

Exemptions: The board reviewed and granted exemptions on the following properties:

- Episcopal Church, H3-01-04
- Historical Society, H3-01-05

The motion was made by Mary LaValley to grant the exemptions for lot H3-01-04 in the name of the Episcopal Church and for lot H3-01-05 in the name of the Historical Society. The motion was seconded by Tim Terragni, motion carried.

Letters were signed informing each that their exemptions had been granted for the year 2012.

Intent to Excavate Gravel: The board reviewed and signed an Intent to Excavate Gravel from Kara Realty, I2-02-06.

Veterans Credits: The board reviewed two applications for Veterans Credit.

- Paul Cathcart, A5-01-05: After reviewing the application and RSA 72:28, V (e) of the N.H. State Statutes, it was determined that Mr. Cathcart did not qualify under the guidelines of the law. Therefore, the motion was made by Tim Terragni that the application for Veterans Credit for Paul Cathcart, lot A5-01-05 be denied. The

motion was seconded by Bryan Clark and the vote was all in favor. Motion carried. A letter will be drafted and mailed to Mr. Cathcart notifying him.

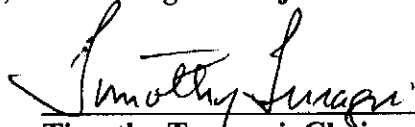
- **Kevin Burke, H2-01-15:** After reviewing the application from Mr. Burke, the motion was made by Tim Terragni and seconded by Bryan Clark to grant the Veterans Credit for Kevin Burke. All were in favor, motion carried. A letter will be drafted and mailed to Mr. Burke informing him of this decision.

Elderly Exemption Application: An application for Elderly Exemption from Noel & Linda Moreau, F3-03-11, was reviewed. Bryan Clark recommended that the board table this application until he can contact the applicants for more information. The board agreed.

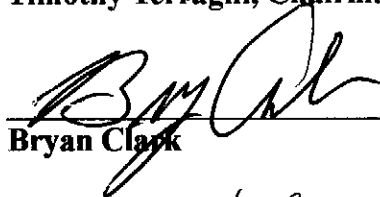
Invoice: An invoice for appraisal services from Municipal Resources, Inc. in the amount of \$1,683.76 was reviewed and approved for payment.

The board reviewed various items received in the mail.

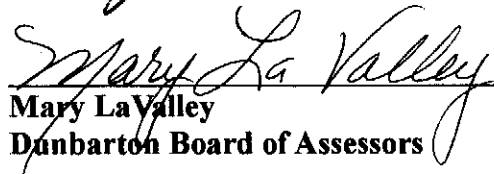
There being no further business, the meeting was adjourned at 8:30 pm.



Timothy Terragni, Chairman



Bryan Clark



Mary LaValley
Dunbarton Board of Assessors

Recorded by: Janice VandeBogart, Secretary