



MINUTES
BOARD OF ASSESSORS
MAYOR'S OFFICE - CITY HALL
DECEMBER 15, 2011

Present: Robert J Goddard, Chairperson, Board of Assessors
Robert Pelchat, Member, Board of Assessors
Kem Rozek, Member, Board of Assessors
Susan C. Warren, Assessors Office Coordinator

1) CALL TO ORDER

The meeting was called to order at 10:22 AM.

2) REVIEW & APPROVE MINUTES OF NOVEMBER 30, 2011

The minutes from the previous meeting dated November 30, 2011, were e-mailed to the Board. Robert Pelchat made a motion to accept the minutes as typed. Mrs. Rozek seconded the motion and the motion passed. The minutes will be placed on file.

3) NON-PUBLIC SESSION RSA 91-A:3 II (e)

Chair Goddard called for the meeting to go into non-public session. Kem Rozek made a motion to go into non public session per RSA 91-A:3 II (e) "Consideration or negotiation of pending claims...". Robert Pelchat seconded the motion. The Board went into non-public session.

4) RESULT OF NON-PUBLIC SESSION

Robert Pelchat made a motion to go into regular session and to seal the discussion and information until such time as the cases discussed have been resolved. The topic of the non-public session was four BTLA cases. The Board did sign "Report of Settlement" and "Settlement Agreements" on the cases but until the taxpayer has signed the forms and they are sent to the Board of Tax & Land Appeals, the revised assessment is not public record. The four cases discussed were: Richard & Ana Colucci, property at 610 Third Avenue, Gerald & Janice Dussault, property at 26 Grandview Drive, Berlin Bowling Center, property at 283 Main Street and Gerard Hamanne and Richard Wallingford, Trustees, property at 126 Pleasant Street.

5) OTHER BUSINESS

Small Pond Land Holdings, LLC had been issued a land use change tax in the amount of \$4,625 for Map 402 Lot 45 & Lot 46. David Patch, owner of Small Pond Land Holdings, LLC sent a letter to the Board requesting an abatement of the land use change tax. He states that Avitar had improperly included the value of the excavated material and that he had not been able to sell lots for estimated value City had placed on them. He further cites that lot #1 will be selling for \$12,000. The Board requested that the revision of the land use change tax calculated by Avitar and received by the City on October 11, 2011, which states that the correct tax should be \$4,970., be sent to Mr. Patch so he can see that Avitar is using three comparable sales to arrive at the tax, that the excavated material is not used and that the revision shows a higher tax than originally calculated. The Board at a prior meeting had voted not to adjust the tax previously sent. The Board also discussed the report of excavated material filed by Small Pond Land Holdings, LLC. The certifications will be calculated and presented to the Board at their next meeting.

6) **ADJOURNMENT**

As there was no further business, Chair Goddard called for a motion to adjourn. A motion to adjourn was made by Kem Rozek and seconded by Robert Pelchat. Motion was made and seconded to adjourn. The motion passed. The meeting was adjourned at 12:00 (noon). The next meeting of the Board of Assessors will be held on January 18, 2012.

Respectfully submitted,

Susan C. Warren

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Assessors Office Coordinator