



MINUTES
BOARD OF ASSESSORS
ASSESSORS OFFICE - CITY HALL
JUNE 19, 2013

Present: Robert Goddard, Chair of Board of Assessors
Kem Rozek, Member of Board of Assessors
Susan C. Warren, Assessors Office Coordinator/Deputy City Clerk
Excused: Robert Pelchat, Member of Board of Assessors

1) **CALL TO ORDER**

The meeting was called to order at 5:30 PM.

2) **REVIEW & APPROVE MINUTES DATED MAY 15, 2013**

Minutes for the meeting of May 15, 2013, were e-mailed to the Board for their review prior to this meeting. A motion was made by Board Member Kem Rozek to accept the minutes as typed. Chair Robert Goddard seconded the motion. The motion was made, seconded and all concurred. The minutes will be placed on file.

3) **REVIEW CORRESPONDENCE FROM GEORGE SANSOUCY, PE LLC**

A Letter from Mr. Sansoucy regarding 2012 Abatement Applications for Great Lake Hydro (Riverside, Sawmill & Cross) and FairPoint Communications was read by the Board. Mr. Sansoucy stated that FairPoint failed to provide any updated information and Great Lakes Hydro is under appeal for previous years. He, therefore, recommends that the Board deny the abatements. The Board agreed with Mr. Sansoucy's recommendation and voted to deny both applications. A letter will be mailed to each firm advising them of this decision and of their right to appeal to Board of Tax & Land Appeals or Superior Court.

4) **REVIEW & APPROVE VETERAN TAX CREDIT APPLICATIONS**

The following veteran tax credit applications were reviewed and approved.

<u>Applicant Name</u>	<u>Location</u>	<u>Map Lot</u>
Donald Baker	20 Ramsey Street	000127-000042
Lorraine Beroney	96 Wight Street	000120-000009
Robert Lacroix	648 Fifth Avenue Apt 3	000110-000087.000003
Leo Valerino	81 York Street	000119-000247

Mr. Robert Lacroix's veteran tax credit will commence tax year 2014 as he was not owner of record of the property at 648 Fifth Avenue Unit 3 until after April 1, 2013. All others will commence tax year 2013. Mr. Donald Baker of 20 Ramsey Street was also approved for \$700 tax credit for Service Connected Total and Permanent Disability.

5) OTHER BUSINESS

Land Use Change Tax Form for David & Lisa Poulin Map 130 Lot 86

A form had been approved and signed at a previous meeting but the Registry did not record it as they stated that they were not original signatures. The Board signed the forms in blue so there would be no further confusion.

Oath that taxable property was appraised to the best of the Board's knowledge & belief

The Board approved the 2013 First Half Billing but office staff had omitted this form which must be signed. As Chair Goddard was absent from this meeting he did not sign the form. Signature from Mr. Robert Pelchat will be requested at a later date.

Neal White--Board of Tax & Land Appeals—Docket No. 26667-12PT

The Board reviewed a letter from Dave Woodward of Avitar regarding a lot (Map 123 Lot 3) on Grandview Drive owned by Neal White. Mr. White's abatement application was denied and he filed an appeal with the Board of Tax & Land Appeals. Mr. Woodward inspecting the subject property in order to respond to the Settlement Meeting and Order Report issued by the Board of Tax & Land Appeals. Mr. Woodward stated in his letter that an adjustment should be made to this property for the following reasons:

- 1) The view factor previously applied to the land value in 2005 has been overgrown and in his opinion does not offer any contributory value to the lot.
- 2) All topsoil has been removed from lot leaving it with scattered vegetation in sand.
- 3) The removal of topsoil has left areas of exposed ledge.
- 4) A 25' Right-of-Way crosses the property from front to back on left hand side of lot allowing access to lot 123-6.

After discussion, the Board voted to have office staff draft a letter to Mr. Woodward. Their concern is that an adjustment is being made at this time for the lack of view, removal of topsoil and the right-of-way all of which existed when assessment was done in 2010 and at the time of Mr. White's purchase of this property. There is a view for at least six months of the year and Mr. White was aware of the lack of topsoil and right-of way existence. The assessment of an abutting property (Map 123 Lot 4) has a value of \$26,000. The Board stated that the parcel value owned by Mr. White should be in the same range as the abutting parcel.

6) ADJOURNMENT

There being no further business, a motion to adjourn was made by Member Rozek and seconded by Chair Goddard. Motion was made and seconded to adjourn. The motion passed. The meeting was adjourned at 6:25 pm. The next meeting of the Board of Assessors is scheduled for Wednesday, July 17, 2013 at 5:30 pm.

Respectfully submitted,

Susan C. Warren

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Assessors' Office Coordinator