

**MINUTES OF SELECTMEN'S MEETING
TOWN OF GORHAM
MONDAY, JUNE 29, 2015 6:00 PM
GORHAM TOWN HALL**

Gorham Selectmen present: Jeff Schall, Grace LaPierre, Terry Oliver
Also present: Robin Frost, Town Manager; Kirstan Lukasak, Berlin Daily Sun; Mike Waddell

1. Call to Order: The meeting was called to order at 6:00 pm by Chairman Schall.

2. Appointments:

a) Dennis Arguin – Moose River Bank: Mr. Arguin did not attend the meeting.

3. New Business

a) KGI Gorham Abatement Case – BTLA Update: TM Frost stated that a BTLA hearing took place last Tuesday on the KGI Gorham abatement. There were only two members sitting on the matter. KGI's attorney Meg Nelson was good. The Town's expert, Russ Thibeault and Attorney John Boutin do not think that the abatement will end up as low as KGI would like, but will not be as high as the Town was looking at either. It will probably take a couple of months for BTLA to give decision on the matter. TM Frost will keep the Board apprised on the matter.

b) Police Agreements – Shelburne and Randolph: Chairman Schall stated that the Board and TM Frost have, in front of them, the component for the Town's contracts for Police/EMT service with the Towns of Randolph and Shelburne. The Board signed the respective Contracts, which both have an end "term" date of midnight on March 31, 2016.

4. Old Business

a) John Ellis Memorial Update: TM Frost informed the Board that PWD Holmes is working with Don Piper to get the monument moved. Fire Chief Eichler has looked at the new location and has okayed it. TM Frost will check with PWD Holmes for a timeline.

b) Public Works Roof Project Update: TM Frost said that the Public Works roof project is underway and moving along as anticipated. Estimated project end date is July 24th.

c) Tinker Brook Project Update: TM Frost informed the Board that the wetlands permit is in and that the project is running on schedule. The project bids should go out in July. TM Frost stated that if NH DES approves the permit quickly, we will be in good shape.

5. Public Comment:

Kirstan Lukasak asked the Board if it is official that the Town is looking for a new Boston Post Cane recipient. The Board and TM Frost stated that they are. Ms. Lukasak said that she will be running an article with regard to this matter.

TM Frost stated that she will be on vacation the week of July 27. If the Board would like to still have a meeting she would either come in for it, or the meeting could take place without her. After further discussion regarding the schedule, the Board agreed to meet on the following dates: July 13, 20 and August 17. They will return to their normal schedule after the August meeting.

Mike Waddell asked when Mr. Arguin asked about coming back in and the Board stated that Mr. Arguin wanted to be able to review the project cost information. Further discussion took place regarding grant monies and NRCS monies that may be available for this project as well as the Spring Road culvert.

6. Other Business

a) Town Manager's Update: TM Frost stated that she had left a copy of a memo for the Board members that was prepared by Chad Miller regarding high water situations. This memo was for their information and use.

TM Frost asked the Board how they planned on handling the July 4th parade. Chairman Schall and Selectman LaPierre stated that they would be on vacation and would not be available. Selectman Oliver agreed to participate.

Portland Pipeline's settlement conference is scheduled for August 11 at 10:00 am here in Gorham and TM Frost asked if at least one Board member would be available to attend.

TM Frost stated that the search for financial software is still on going, and that they have been taking time to really look. Tyler Technologies has recently been looked at and seems to be a good system with a lot of good features.

The next meeting to discuss the Great Lakes Hydro abatement case is scheduled for Monday, July 6 at 9:00 am. The actuation mediation date is July 10 in Concord at the Supreme Court Building.

TM Frost stated that while she has not received anything official in writing from the State with regard to the recent request for OHRV use of certain roads/locations, she has been informed of what some of the items are looking like. The State portion of Jimtown Road will be open for use, however, at this time there is still no answer on the portion from the end of Jimtown Road to the parking lot on Route 2. It looks like the Cascade intersection is a go. There may possibly be a hearing on the use of the rail bed for the Jimtown Road neighborhood use. At this time, the State has agreed to the extended hours for special events, but it looks doubtful that it be agreed to all the time. Chris Gamache is on vacation and TM Frost hopes to get an official letter upon his return.

b) Selectmen's Update: Chairman Schall stated that in light of the recent work completed on the Munce property, he would like the Board to revisit the matter. TM Frost stated she will contact the State representative that took care of the tank cleanup.

Chairman Schall also said that the touch up that was completed on the Gorham welcome signs look great.

c) Approval of Minutes (June 15, 2015): Selectman Oliver made a motion to approve the Minutes of June 15, 2015, seconded by Selectman LaPierre, voted unanimously.

d) Sign Manifest: All manifests were signed.

e) Sign Abatements and Exemptions (if necessary): TM Frost presented the Board with a letter that Skip Sansoucy prepared regarding 2014 abatement requests from Eversource Energy, Fairpoint, GLHA, Gorham Paper & Tissue and Portland Pipeline. At this time, Mr. Sansoucy is recommending that the Board deny the requests, stating that no backup paperwork from the companies has been received. **Selectman LaPierre made a motion to accept Skip Sansoucy's recommendations to deny the abatement requests from Eversource Energy, Fairpoint, GLHA, Gorham Paper & Tissue and Portland Pipeline, seconded by Selectman Oliver, voted unanimously.**

TM Frost and the Board reviewed the following abatement recommendations that were prepared by Rich Dorsett of KRT Appraisal.

Top Furniture, 570 Main Street, MapU12, Lot 6-A – Based on a review of the property and an indication of structural issues, Mr. Dorsett is recommending to adjust the current assessed value from \$2,555,800 to \$2,313,300 with an abatement in the amount of \$7,439.

Arthur Couture, 37 Jimtown Road, Map R6, Lot 10 – Mr. Couture requested the assessment be lowered because of recent land sales. Mr. Dorsett is recommending that this abatement request be denied. After his review of the information provided, he does not feel there is adequate information to support their opinion of market value.

Arthur Couture, 30 Heath Road, Map R6, Lot 6 - Mr. Couture requested the assessment be lowered because of recent land sales. Mr. Dorsett is recommending that this abatement request be denied. After his review of the information provided, he does not feel there is adequate information to support their opinion of market value.

Arthur Couture, 167 Main Street, Map U6, Lot 4 – Mr. Couture's contention is that based on other lease list prices and condition of the building, that the assessed value be reconsidered. Mr. Dorsett reviewed the property and noted that the building has been vacant for years and is in need of some repairs. Mr. Dorsett is recommending that the condition of the building be changed from good to fair. Therefore, the adjustment to the value is reduced by \$84,500 from \$640,700 to \$556,200. Mr. Dorsett recommends that an abatement in the amount of \$2,592.46 be granted.

Arthur Couture, 230-2 Main Street, Map U6, Lot 37 - Mr. Couture's contention is that based on other lease list prices and condition of the building, that the assessed value be reconsidered. Mr. Dorsett reviewed the subject property and noted that the building has some vacancy and appears to have some functional issues as an office building. It is Mr. Dorsett's opinion that the condition should be changed from good to average, and the overall grade should be changed from average +10 to average. After adjustment the assessment is reduced by \$30,100 from \$343,900 to \$313,800. Therefore, Mr. Dorsett recommends that an abatement in the amount of \$923.47 be granted.

SDC Realty, LLC, 15 Ray Street, Map U13, Lot 031 – The owner is concerned with the assessment when compared with some sales and the condition of the property. Mr. Dorsett inspected the property and notes that it is already assessed at a very minimal grade and in fair condition. It is Mr. Dorsett's opinion that not enough information was provided to give an indication of the actual market value. Therefore, Mr. Dorsett recommends that the abatement request be denied.

SDC Realty, LLC, 7 Ray Street, Map U13, Lot 036-A – The owner is concerned that this vacant lot is an undesirable building lot for residential use. Mr. Dorsett agrees with this concern, however the property is already assessed

with a condition factor of 50% for size and location. Therefore, it is Mr. Dorsett's recommendation that the abatement request be denied.

SDC Realty, LLC, 9 Ray Street, Map U13, Lot 032 – The owner is concerned with the value when compared with some sales and the condition of the property. Mr. Dorsett inspected the property and noted that the Town has it valued at a very minimal grade and in fair condition. Mr. Dorsett feels that the value is equitably assessed. Therefore, Mr. Dorsett recommends that the abatement request be denied.

Henri D. Fournier, 55 Jimtown Road, Map U5, Lot 166 – Mr. Dorsett stated that the original abatement request for this property had been denied and that subsequently Mr. Fournier filed an appeal with the BTLA. A hearing was held and the BTLA made a decision to reduce the assessment by \$2,500 from \$35,400 to \$32,900. Therefore, Mr. Dorsett recommends that an abatement in the amount of \$75.83 for 2012, \$79.95 for 2013 and \$76.70 for 2014 be granted.

David and Ellen Holt, 10 Stony Brook Road, Map U28, Lot 10 – The owners are requesting an abatement be granted because they are concerned with the assessed value of this vacant lot when compared to their list price to sell this property. The abatement had been previously denied and subsequently the taxpayer filed with the BTLA. The Holts subsequently have filed an appeal with the BTLA. Sales information has been received from the Holts to support a lower assessment, and they will withdraw appeal if the Board chooses to assess the property at \$20,000. If the Board accepts this offer it would result in an abatement in the amount of \$785.41. The Board reviewed the information.

Bank of New Hampshire, 583 Main Street, Map U13, Lot 14 – The subject property is a commercial bank. The property owner is concerned with the assessed value because there is no sales data to support the Town's assessed value. The original application stated that comparable sale information would be forwarded. To date, Mr. Dorsett has not received data from the property owner. Therefore, Mr. Dorsett recommends that the abatement application be denied.

Wells Family Trust, Phillip A. Wells, Trustee, 290 Main Street, Map U13, Lot 47 – The subject property is a commercial service shop. The property owner concern with the assessment value is based on their purchase price of the property and an appraisal value indication of \$231,000 as of February 23, 2105. After reviewing all information received, Mr. Dorsett feels that an adjustment to the assessment is warranted based on the appraisal and sales price. The assessment would be reduced by \$180,900 from \$492,200 to \$311,300. Therefore, Mr. Dorsett recommends an abatement in the amount of \$5,550.

The Board reviewed the information provided by KRT Appraisal with regard to the abatements listed above. Selectman LaPierre made a motion to approve the recommendations of Richard Dorsett of KRT Appraisal as listed above for Top Furniture, Inc.; Arthur Couture; SDC Realty, LLC; Henri D. Fournier; David and Ellen Holt; Bank of New Hampshire and Wells Family Trust, Phillip A. Wells, Trustee, seconded by Selectman Oliver, voted unanimously.

7. Non-Public Session: RSA 91-a:3, II a-e: There was no non-public session.

8. Adjournment: The meeting was adjourned at 7:12 PM.

REVIEWED AND APPROVED:

Jeff Schall

Grace LaPierre

Terry Oliver