

**BOARD OF SELECTMEN  
MEETING MINUTES**  
April 9, 2018

**PRESENT:** SEAN P. MURPHY, CHAIRMAN: JOSEPH A GUTHRIE, SELECTMAN: SALLY THERIAULT, ADMINISTRATIVE ASSISTANT TO BOARD OF SELECTMEN (Selectman Bennett absent)

The meeting was opened at 7PM

Guests: C. Samia, Mr. and Mrs. McNeil, K. Haskell, A. O'Connor, D. Granahan, Mr. and Mrs. Baillargeon, S. Marsh, Chief Carrier, E. Clark and D. Gorrow

**Public Announcements**

- Mosquito Control- the program will begin the week of April 16<sup>th</sup>
- The Savers Fundraiser is scheduled for this coming weekend to help support Community Caregivers.
- Waste Oil, car batteries and thermostats are collected at the Town Garage on the first and third Saturdays of the month 8 am to 1 pm. Books may be dropped off anytime.

**Visitors Comment**

There were none

**Department Heads**

There were none present

**New Business**

**RFP- Fire Department Protective Clothing**

There was only one company that bid on the 4 separate RFP for protective clothing and that was Bergeron Protective Clothing in Epsom NH

1. Jacket/Pants: \$1m989.30 each turnout gear at \$1,637.54
2. Lifeline Hood/Gloves: Hood \$35.00 Glove \$76.00
3. Helmets: \$290.00 each
4. Boots: \$380.00 (price depends on men/women)

**A motion was made by Selectman Guthrie to forward the proposals to Chief Carrier for his review and recommendation. The motion was seconded by Chairman Murphy. The motion passed 2-0.**

Chief Carrier came back later in the meeting and asked the Selectmen to award the contract for the RFPs to Bergeron Protective Clothing. He stated that the prices are right in line with what they were expecting and budgeted for.

**Chairman Murphy moved to accept the Chief's recommendation and award the RFPs to Bergeron Protective Clothing. The motion was seconded by Selectman Guthrie. The motion passed 2-0.**

**Old Business**

**Assessed Values on Manufacturing Homes on rented property**

At the last meeting Scott Marsh from Municipal Resources reported to the Selectmen that the ratios on manufactured housing on rented land is calculated at 69% of the assessed value. There were residents in some of those properties present tonight to ask questions. Mr. Samia

asked where the numbers come from. Mr. Marsh responded that the State of NH looks at a sample of homes sold in town and compares them to the assessed value. Currently the margin for the manufactured homes on rented land comes to 69%. It was reported that 2019 will be a revaluation year for the town as a whole and the assessments will be adjusted at that time. Mr. Marsh had asked the Selectmen if they wanted to have the study done this year and make whatever adjustments needed to be made. Mr. Samia emphasized that homes don't appreciate \$51,000. He also asked if next year would someone be going into the properties to measure. Mr. Marsh stated that the Assessing office currently updates a quarter of the town a year and if they are allowed, they go in. If they aren't allowed in they verify the physical information. He stated that most homes are the same on the outside and it is what is inside that makes a difference in values. Mr. Marsh also went on to explain that some of the properties may be closer to the actual such as a double wide. They are finding out that the older models that are valued around \$25,000 are selling for \$50,000 and they are few and far between. Mr. O'Connor stated that they don't own the land they live on so why are they assessed the same as a single family house. Mr. Marsh explained that they base the value of the property on that particular property- not comparing it to a single family home- but to other mobile homes similar. Mr. Marsh also pointed out that the owner of the manufactured house is taxed on the physical structure on the land and the land is taxed to the park owner.

Selectman Guthrie noted the importance of a property owner reviewing their property card and coming into the Assessor's office to discuss any discrepancies. Chairman Murphy also pointed out that the property cards are on the website and that residents could also file for an abatement if they believe their assessment is incorrect.

Mr. Samia asked the Selectmen whose idea it was to bring this up. Mr. Marsh reported that it was his idea. Mr. Samia went on to state that 90% of the people in Granite Village are there because they can't afford a \$200,000-\$300,000 home or condo. It is what they can afford in retirement. Taking a home from \$170,000 to \$212,000 would be an increase of \$1,200 which would make it unaffordable to continue living there.

Mr. Marsh pointed out that if the Selectmen move forward with the review this year it would take those homes from 69% to the 81% average the rest of the town has and then to 100% in 2019.

Mr. McNeil stated that because they don't own their land they have a hard time refinancing their homes. He stated that with the park rents and the taxes he is paying \$7,000 a year and would have been better off staying where his single family home was, which he paid less taxes on. He also stated that 100% is not justified. Mr. Marsh responded that 100% of the market value is not a choice the Board of Selectmen make but is a requirement of the NH Constitution that states it is required every five years. The only option the Selectmen have is to decide on having a study done this year. During the revaluation process the property owner is noticed about any changes and has a chance to come in and discuss any changes. Mr. Marsh also reported that it is equitable and fair and good for the town as a whole. Selectman Guthrie asked Mr. Marsh the cost again and was told it could be \$5,000 to \$7,500. He also asked Mr. Marsh what the income back to town would be. Mr. Marsh said that there is no additional tax revenue just the moving around of the tax burden. Selectman Guthrie felt that it wasn't worth it to spend that much with no return. Mr. Marsh responded that the only advantage besides being equitable is that the increase to the manufactured homes doesn't hit all in one year. It was explained that the value of your home is the value compared to your neighbor next door and the features it has.

Mr. McNeil stated that when assessments go up the taxes go up. Chairman Murphy stated that he understands the position those in the manufactured homes are in but things cost and there are increases to items the town needs.

D. Howard stopped in and added to the discussion that normally in a revaluation year the taxes go down while the assessments go up. More assessed value less the expenses gives you the tax rate. Mr. Marsh pointed out that assessments are not based on ones' ability to pay but what the value of their property is. He also explained that there are exemptions to help people pay their taxes. They were told to contact the assessing office to see if they qualify.

Mr. Samia reported that he went over homes that sold from March 2017 to March 2018. He said that if you paid \$170,000 for a manufactured home 5 years ago, it hasn't appreciated that much.

Mr. Marsh reported some of the values of the sales and assessments from his report. It was also noted that sometimes the values go down and these are reflected during this process as well.

**A motion was made by Selectman Guthrie to take no action at this time and table it to the next meeting. Chairman Murphy seconded the motion. The motion passed 2-0.** It is expected that the request will be voted at the April 23<sup>rd</sup> meeting if all Selectmen are present.

#### **Liaison Reports**

*Chairman Murphy-* Nothing to report

*Selectman Guthrie-* Nothing to report

*Selectman Bennett-* Not Present

#### **AA Report:**

##### **Area Selectmen's Meeting**

Just as a reminder, there is an area selectmen's meeting this Wednesday in Sandown at 7pm.

#### **Surveys and census data due**

Mrs. Theriault recently submitted the required census data to Primex, our insurance company, this information is submitted to determine future premium calculations. It is done on a yearly basis. Also, contact information has also been provided to the state agencies and NHMA based on election results and appointments made following the town meeting.

#### **Future meetings**

April 10<sup>th</sup>, there will be a department heads' meeting, a Hazard Mitigation Plan meeting and a Joint Loss Management Committee meeting.

#### **Meeting Minutes**

The meeting minutes of March 12, 2018, have been signed by the Board

**A motion was made by Chairman Murphy to approve the minutes of April 12, 2018, as edited. Selectman Guthrie seconded the motion and the motion passed unanimously (2-0).**

### **Activity Log**

The log was reviewed with no changes. It was noted that Mr. Worthen submitted a grant request to help in funding a potential pavement management plan.

Selectman Guthrie reported that at the last meeting of the Historic Commission they discussed the area of the old police station and the Commission agreed to try to do a walk of the area. He also reported that the Senior Committee has been meeting and they are working on gathering information from other communities.

### **Re- Appointments/Appointments**

Call for candidates:

- Ordway Park, full members and alternates – monthly meeting
- Recreation Commission, alternate member – monthly meetings
- Trustees of the Trust Funds, alternate members – meetings as needed

### **Appointments- 2018**

There was a request from the Board of Adjustment to have Proctor Wentworth appointed as a full member of the Board of Adjustment. This is to replace the seat vacated by K. Yassenka so it is a one year term. **The motion was made by Selectman Guthrie to appoint Proctor Wentworth to the Board of Adjustment with a term to expire in 2019. The motion was seconded by Chairman Murphy. The motion passed 2-0.**

There was a letter from the Historic/Heritage Commission asking that Joe Passanise be appointed as a full member.

**Selectman Guthrie motioned to appoint Joe Passanise to the Historic/Heritage Commission with a term to expire in 2021. The motion was seconded by Chairman Murphy and the motion passed 2-0.**

The following volunteers have agreed to be reappointed to the listed committees:

John Skidmore, Patriotic Purposes; Nick Maselli, Ethics Commission; Bob Nugent to the RAWD committee, and Liza Snyder to the Recreation Commission.

**Selectman Guthrie motioned to appoint John Skidmore, Nick Maselli, Bob Nugent and Liza Snyder to their respective committees with a term to expire in 2021. Chairman Murphy seconded the motion. The motion passed 2-0.**

### **Correspondence**

There was a letter received from Chris Howard resigning his position as an alternate on the Planning Board. **Selectman Guthrie motioned to accept the resignation with regret. Chairman Murphy seconded the motion. The motion passed 2-0.**

### **Visitors Comments**

None

**Chairman Murphy motioned to enter into nonpublic session under RSA 91A:3 II (e) litigation at 8:05 pm. Selectman Guthrie seconded the motion. The motion passed with a roll call vote: Selectman Guthrie, yes: Chairman Murphy, yes.**

Scott Marsh from Municipal Resources and Town Counsel Diane Gorrow were present.

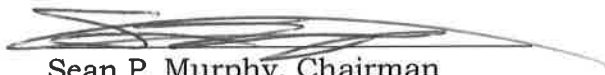
**Chairman Murphy motioned to seal the minutes of the nonpublic session. The motion was seconded by Selectman Guthrie. The motion passed 2-0.**


**Selectman Guthrie motioned to adjourn the meeting at 8:40pm. Chairman Murphy seconded the motion. The motion passed 2-0.**

A True Record:

  
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Tina Harrington, Recording Secretary

Approved By:

  
\_\_\_\_\_  
Sean P. Murphy, Chairman

  
\_\_\_\_\_  
Chad R. Bennett, Selectman (absent)

  
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Joseph A. Guthrie, Selectman