

# BOARD OF ASSESSORS MEETING

## UNOFFICIAL MINUTES

**August 25, 2010**

CALL TO ORDER: Chairman James Gorton called the meeting to order at 5:45PM.

PRESENT: James Gorton, George Longfellow, David Boutin, Dan Paradis, James Levesque, Todd Haywood (Town Assessor), Cheryl Akstin (Town Field Appraiser).

### 1. APPROVAL OF MINUTES:

- a. August 11, 2010: George Longfellow made a motion to approve the meeting minutes of August 11, 2010. David Boutin seconded the motion. The motion carried unanimous.

### 2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

- a. Lafond, Stephen Map 37 Lot 27  
The Assessor met with the Town's Attorney Jay Hodes and Mr. Lafond for a restructuring conference. The taxpayer received an abatement last year, but it was not sufficient for him and he filed in Superior Court. This appeal is scheduled for trial at the Merrimack County Superior Court in the next couple of months. They came to a tentative agreement. The property doesn't have erosion control like the rest of the neighborhood. The assessor recommends changing the condition factor of the land to .9 to be consistent with the other low lying properties which would settle the matter. George Longfellow made a motion to abate. The motion was seconded by David Boutin. The motion carried unanimous.
- b. RK Hooksett Map 31 Lot 2, 2-2  
The Taxpayer's case is scheduled for trial later this year in superior court. The assessor has met with the Town Attorney together with the taxpayer's attorney in an effort to come to a reasonable resolution. The assessor has consulted with Stephen Traub, the town's commercial expert who did the commercial/industrial revaluation in 2008. He revised his opinion on the value of this property based on the most recent information provided by the taxpayer. He feels he could defend 7.4 million assessment for K-Mart Plaza and he thinks the assessment might be low on Applebees. It should be a million. This is reduction of 1 million in assessed value. Taxpayer is looking at 7.4 million value for both which would be a 2 million dollar decrease. Asking for permission within a range to try and resolve this before we litigate. This is a forty to fifty thousand abatement.

Unique to this property is the problem of flooding. Once corrected, the taxpayer understands that the value of the property will go up. The Department of Transportation is working with the Town and property owners to correct the problem. It is a multi-parcel issue involving eminent domain and an easement through Merchant Motors property. The Planning Board has told Merchants that they must do a flood control analysis. The Town will know when the problem is solved when DOT comes in to the road work. The taxpayer has a site plan approval and will do site improvements once the problem is solved. This will increase the assessment.

The Assessor suggested that the Board may want to go into non-public session because this is negotiations of a Superior Court case.

At 6:05 PM David Boutin made a motion to enter into non-public session to discuss the settlement negotiations under RSA 91-A-3. The motion was seconded by George Longfellow. The motion carried unanimous.

David Boutin made a motion to come out of non-public session at 6:19 PM. The Motion was seconded by James Levesque. The motion carried unanimous.

3. ADJOURNMENT: David Boutin made a motion to adjourn at 6:20 PM. Daniel Paradise seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson  
Assessing Clerk