

# BOARD OF ASSESSORS MEETING

## UNOFFICIAL MINUTES

DECEMBER 14, 2011

**CALL TO ORDER:** James Levesque called the Board of Assessors meeting to order at 5:20PM.

PRESENT: James Levesque, James Sullivan, Todd Lizotte, Vincent Lembo Jr., Nancy Comai, Todd Haywood( Assessor), Cheryl Akstin (Town Field Appraiser). Also in attendance were Robert Schroeder, Kathleen Northrup, David Boutin, David Rogers, Richard Baram.

### 1. **APPROVAL OF MINUTES:**

- a. **November 16, 2011 Nonpublic Minutes:** James Sullivan made a motion to accept the nonpublic meeting minutes of 11/16/2011. The motion was seconded by Todd Lizotte. The motion carried unanimous. Vincent Lembo Jr. made a motion to restrict and seal the nonpublic minutes of November 16, 2011, The motion was seconded by James Sullivan. The motion carried unanimous.

### 2. **ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS**

#### a. **Robies Country Store**

#### **Map 8 Lot 39**

The Assessor had had a brief meeting with Robert Schroeder , one of the members of the Robie's Country Store Preservation Corp, to go over the options and proposed that he seek abatement from the Board of Assessors. The Law states that the Board of Assessors or the Selectmen can abate any taxes levied by them for good cause. This is not an evaluation issue or data issue the Assessor stated, but about a non-profit 501(c3) providence leased to a so called for profit entity. In 2004 the Town had gotten legal opinion that yes the law says it is taxable but the Board of Assessors can abate the taxes. Town Attorney analogized to the Shaker Village in Canterbury which has a Restaurant is leased out and the Town of Canterbury does tax them. Board of Assessors granted abatement and said would be reviewed annually. BOA Nancy Comai asked if the issue could be put on the warrant for the voters to decide. The assessor said the board of assessors is charged with decision of granting an exemption. Chairman James Levesque opened up the discussion to abatement applicant, Robert Schroeder, a member of Robie's Country Store Preservation Corp.

He stated that the sole purpose of the Preservation Corp was preserving this Town asset which is on the State and National Registry of Historic Places. He spoke of the historical significance and educational value of this building.

David Boutin informed the Board that he has enabled legislation to determine the value of an exemption such as Robie's. A permanent exemption article to be put on the warrant.

Terrance Biram a volunteer from GE also spoke.

Kathy Northrup was the next speaker who was previously on the board of Robie's. She spoke about what Robie's has done economically for the Town.

Todd Lizotte made a motion to abate the taxes for Robie's Country Store. Vincent Lembo Jr. seconded the motion. The motion carried unanimous.

Nancy Comai made a motion to go into nonpublic session under RSA91:3a & c. Todd Lizotte seconded the motion. A roll call vote was taken.

James Sullivan Yes

James Levesque Yes

Nancy Comai Yes

Todd Lizotte Yes

Vincent Lembo Jr. Yes

The motion carried unanimous.

**c. Rogers, David J. Map 14 Lot 1-2-203**

Mr. Rogers came back with a counter offer of \$119,000. He has an appraisal. Tax Year 2010 assessment was 173,900. For year 2011 the value is at \$133,000.

James Sullivan made a motion to abate value to \$119,000. Todd Lizotte seconded the motion. The motion carried unanimous.

**d. DeLuca, Robert Map 47 Lot 1**

The Assessor asked the Board of Assessors to sign the Elderly or Disabled Deferral Application that was submitted.

James Sullivan made a motion to come out of nonpublic at 6:29PM Todd Lizotte seconded the motion. The motion carried unanimous.

3. **ADJOURNMENT**

Todd Lizotte made a motion to adjourn at 6:30PM. James Sullivan seconded the motion. The motion carried unanimous.