

# BOARD OF ASSESSORS MEETING UNOFFICIAL PUBLIC MINUTES

August 23, 2017

**CALL TO ORDER:** David Ross, Chairman called the meeting to order at 5:03PM.

**PRESENT:** David Ross, Timothy Tsantoulis, John Giotas, Alex Walczyk.

## 1. **APPROVAL OF MINUTES**

### a. **June 21, 2017 Public Minutes**

John Giotas made a motion to accept the public meeting minutes of June 21, 2017 as corrected for typo errors. Timothy Tsantoulis seconded the motion.

The motion carried unanimous.

### b. **June 21, 2017 Nonpublic Minutes**

Timothy Tsantoulis made a motion to accept the nonpublic minutes of June 21, 2017 as written. The motion was seconded by John Giotas. The motion carried unanimous.

## 2. **MATTERS OF IMPENDING ABATEMENT**

### a. **Granite HDC, LLC Hooksett Road Map 14 Lots 14 and 34**

The Board of Assessors was given a copy of the court order settlement. The approved court settlement generated an abatement of \$44,000+ but would be applied to the outstanding balance of over \$400,000 in back taxes. The Board took no action on this and was to ask Town Council for guidance on this matter.

### b. **Manchester Sand & Gravel Manor Drive Map 6 Lot 22-71**

The Board at their last meeting had tabled this item until owner of record of said parcel was verified. Timothy Tsantoulis made a motion to remove the item of Map 6 Lot 22-71 from the table for discussion. David Ross seconded the motion. The motion carried. The condos sit on approx. 6.12 acres which leaves 10.57 acres undeveloped. The Board reviewed a map of the parcel showing buildings and land. The Board came to the conclusion without the land the condos could not be built and there is land value. Timothy Tsantoulis made a motion to recommend denying the abatement application 16-015 for Map 6 Lot 22-71. The motion was seconded by John Giotas. The motion carried unanimous.

### c. **Wayne Russell 15 Mt. St. Mary's Way Map 14 Lot 1-2-SO9**

The storage Unit #S09 was originally owned by Brendan Perry along with Unit #308. Wells Fargo foreclosed on the properties on October 10, 2015 and sold the Condo and storage unit to Wayne Russell.

Brendan Perry sold the storage unit to David Bellman on August 10, 2015. When Mr. Perry bought his condo, the deed stated the storage unit shall be deemed as Limited Common Area appurtenant to Condominium Unit No. 308. Therefore Mr. Russell assumed when he bought the Unit #308, the storage unit S09 was included.

Mr. Russell never paid the taxes for 2016 because Mr. Bellman was listed as owner and was never billed or never legally noticed for the lien. Now the ownership dispute has been settled with Mr. Russell deemed the owner. The Tax Collector is requesting an abatement of \$332.19 for 2016 taxes and lien costs.

John Giotas made a motion to recommend abating the \$332.19 for Map 14 Lot 1-2-S09. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

**3. Nonpublic Session RSA 91-A:3II(c)**

David Ross made a motion to enter into nonpublic session under RSA 91-A:3II(c) at 5:45 PM. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

David Ross Made a motion to exit nonpublic session at 5:40PM. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

David Ross made a motion to seal and restrict the minutes of the nonpublic session. Motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

**4. ADJOURNMENT**

Timothy Tsantoulis made a motion to adjourn at 5:40PM. The motion was seconded by Alex Walczyk. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson  
Assessing Clerk