

BOARD OF ASSESSORS MEETING

VIA ZOOM
35 Main Street

Public Meeting Minutes
05/19/2020

This meeting was conducted remotely using the Zoom software platform.

CALL TO ORDER: Chairman Timothy Tsantoulis called the meeting to order at 2:07PM.

PRESENT: Tim Tsantoulis, Chairman, Alex Walczyk, John Durand, Avery Comai absent, Jon Duhamel, Town Assessor

1. APPROVAL OF MINUTES

a. February 26, 2020 Nonpublic Minutes

Alex Walczyk made a motion to accept the Nonpublic meeting minutes with one correction on line 43 and line 47 changing \$41,585,200 to \$1,585, 200. The motion was seconded by Timothy Tsant6oulis. A roll call vote was taken.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye
Motion carried.

b. February 26, 2020 Public Minutes

Alex Walczyk made a motion to accept the public meeting minutes of February 26, 2020. The motion was seconded by John Durand. A roll call vote was taken.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye
Motion carried.

3. MATTERS of IMPENDING TAX ABATEMENTS

a. Morin, Jessica & Robert 6 Fieldstone Drive Map 48 Lot 76-26

The taxpayer has applied for abatement because they believe the value to excessive when considering there is incorrect data on the property record card. The property is comprised of a 2003 Colonial style building with 2,016 square feet of living area situated on 1.62 acres of land. The current assessment is \$366,800. After review the assessor recommended removing the "FPL3" from the PRC, as there is not one. That adjustment will reduce the assessment by \$4,300. for a revised assessment of \$362,500.

Alex Walczyk made a motion to accept the recommendation of the town assessor to revise the assessment to \$362,500. The motion was seconded by John Durand seconded the motion. A roll call was taken.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye
Motion carried.

b. GSPT Real Estate 1558 Hooksett Rd. #C4 Map 13 Lot 47-C-4.

The taxpayers have applied for an abatement on their property set 1558 Hooksett Road #C4 because there was a mailing error and they never received their July tax bill and therefore were charged late fees and penalties in the amount of \$104.10. The subject property is comprised of a 1986 retail condo d/b/a "Granite State Physical Therapy". The

50 current assessment is \$245,400. The town assessor recommends abating \$104.10 in
 51 late fees and penalties, with the understanding this is a one-time “forgiveness”.
 52 Alex Walczyk made a motion to accept the assessor’s recommendation for a one time
 53 abatement of \$104.10 in late fees and penalties. The motion was seconded by John
 54 Durand. A roll call vote was taken.

55 Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye
 56 Motion carried.

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58 **d. Leavitt, John A. 1B Meadowcrest Road Map 17 Lot 32-3**

59 The taxpayer has applied for abatement on their property because he believes the value
 60 to be excessive because of previous flooding, easements and placement of the dwelling.
 61 The subject property is comprised of a 2002 Colonial style building with 2,194 square
 62 foot of living area situated on 1.13 acres of land. The current assessment is \$314,200. If
 63 flooding is excessive, it must be on the 100 year flood plan and have low elevation.

64 After review the assessor recommends denying the abatement as no data/information
 65 was supplied with the application to support the opinion of value. Therefore the assessor
 66 does not believe the taxpayer has carried his burden or met the standard of “good cause
 67 shown” under RSA 76:16.

68 Alex Walczyk made a motion to accept the assessor’s recommendation to deny the
 69 abatement because the taxpayer has not carried the burden or met the standard of
 70 “good cause shown” under RSA 76:16... The motion was seconded by John Durand. A
 71 roll call vote was taken.

72 Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye
 73 Motion carried.

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75 **e. One Bemis Road Realty 3 Commerce Drive Map 37 Lot 43**

76 The taxpayer through their representative, Bruce J. Stavitsky, has applied for abatement
 77 on their property because they believe the value to be excessive. The subject property is
 78 comprised of a 2009 Discount Department store with 158,829 square feet of gross area
 79 situated on 25.16 acres of land. The current assessment is \$16,316,300. The assessor
 80 recommends denying the abatement request as no data/information was supplied with
 81 application. Therefore the assessor does not believe the taxpayer has carried his
 82 burden or met the standard of “good cause shown” under RSA 76:16.

83 Alex Walczyk made a motion to accept the assessor’s recommendation to deny the
 84 abatement because the taxpayer has not carried the burden or met the standard of
 85 “good cause has shown” under RSA 76:16... The motion was seconded by John Durand.
 86 A roll call vote was taken.

87 Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye
 88 Motion carried.

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90 **f. SNHU 53 Matins Ferry Road Map 33 Lot 3 & 17 West Alice Avenue Map 38 Lot 8-2**

91 The taxpayer has applied for abatement on both properties because they believe the
 92 value to be excessive when considering they should be exempt.

93 After reviewing the abatement application and property record cards for each property,
 94 the assessor recommends changing the land use code to reflect the properties should
 95 have been changed to exempt when SNHU bought them in 2012 and 2013.

96 The assessor recommends granting the abatement request on both properties.

97 Alex Walczyk made a motion to abate the full amount of 2019 property taxes for Map 33
 98 Lot 3 and Map 38 Lot 8-2. The motion was seconded by John Durand. A roll call vote
 99 was taken. Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye

100 The motion carried.

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NONPUBLIC SESSION under RSA 91-A:3II(c).

Alex Walczyk made a motion to enter into nonpublic session under RSA 91-A:3II(c)

John Durand seconded the motion. A roll call was taken.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye

Motion carried.

Alex Walczyk made a motion to exit Nonpublic session at 3:17PM. John Durant seconded the motion. A roll call vote was taken.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye

The motion carried.

Alex Walczyk made a motion to seal and restrict the nonpublic minutes. The motion was seconded by John Durand.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye

Motion carried.

4. NEW BUSINESS

a. Valueless Manufactured Home (MH) Application

Jon Duhamel, the Town assessor presented this general form to the Board.

It is currently used by the City of Concord.

b. State of NH Letter Concerning Municipal Energy Costs

Jon Duhamel, the Town assessor presented this letter from the Governor to the Board. His intent was to make the Board aware of communications from the State House.

c. Assessor's Report

The Assessor informed the Board that the total assessment of the Town has increased by \$14,000,000 so far over last year with the new construction.

5. Old Business

6. ADJOURNMENT Time:

Alex Walczyk made a motion to adjourn at 3:26PM. John Durand seconded the motion.

A roll call was taken.

Timothy Tsantoulis Aye Alex Walczyk Aye John Durand Aye

Motion carried.

Respectfully Submitted

Elayne Pierson
Assessing Clerk

Please see subsequent meeting minutes for any amendments to these minutes.