

**BOARD OF CIVIL AUTHORITY MEETING MINUTES
OCTOBER 14, 2010
RANDOLPH TOWN HALL
CONFERENCE ROOM B**

Present: **Justices of the Peace:** Pam Stafford, Richard Burstein, Tom Harty, Barbara Angell, Ruth Lutz and Ellen Baker
Selectboard: Larry Townsend
Town Clerk & Treasurer: Joyce Mazzucco
Others: Patrick French, Town Assessor; Mary Porter; Dwight Porter; Doris Sherman; Fay Sherman; Peter Nowlan; and Mimi Burstein

The meeting was called to order at 6:30 p.m. by Chair Richard Burstein. The first order of business was to hear the Inspection Committee Report on the Porter appeal. A copy of the Inspection Committee Report was provided to the appellant and to others present at the meeting.

Pam Stafford told the board that the Inspection Committee, consisting of Pam Stafford, Larry Townsend and Bill Brigham, made a site visit on September 21, 2010. Present at the site visit were the Inspection Committee members, Patrick French, and Dwight Porter. Ms. Stafford described the property in question, located at 203 Sunset Hill Road, which consists of a house and 5.1 acres. The highest and best use for the property is residential, as it is currently being used. The overall condition of the buildings is average to good. The house contains a total of 9 rooms—3 bedrooms, 2.5 baths. The former appraised value was \$424,100.00 and was reduced as a result of Grievance to \$362,200.00. Ms. Stafford told the board the Inspection Committee recommends that the appraised value for this property be maintained at \$362,200.00. It was their opinion that the percentage difference between the professional appraisal of Eric Benson and the Town's assessment is within a tolerable range and deemed negligible.

Barbara Angell asked if the committee looked at any comparables. Ms. Stafford said the Inspection Committee did not look at any comparables other than what was presented in the copy of the independent appraisal which was entered into evidence at the hearing.

Ruth Lutz made a motion to accept the Inspection Committee Report and to set the value at \$362,200.00 as recommended by the Inspection Committee. Pam Stafford seconded the motion. There was no further discussion. A voice vote was taken and the motion carried by majority vote. Ellen Baker and Richard Burstein abstained from the vote. The appraised value will remain at \$362,200.00. A written decision will be sent to the Porters within 15 days. Mr. Porter told the board he does intend to appeal the board's decision.

The next order of business was to hear the Inspection Committee Report on the Sherman appeal. Mr. Burstein stepped down as chair of this appeal. Pam Stafford was appointed to act as Chair Pro Temp.

Larry Townsend presented a summary of the Inspection Committee Report to the board. He told the board that the Inspection Committee made a site visit on September 22, 2010. Present at the site visit were the Inspection Committee of Larry Townsend, Tom Harty and John Jackson, as well as Fay and Doris Sherman and Patrick French. Mr. Townsend said the highest and best use of the property is as residential. The current appraised value is \$81,000.00 and the value as a result of Grievance remained at \$81,000.00. Mr. Townsend told the board the committee did look at the Stedman property. It is the Inspection Committee's recommendation

that the appraised value for this property be lowered to \$76,000.00. He said the committee did not think the \$5,000.00 paid for the .33 acres should have much affect on the value of the overall parcel because they did not think anyone else would have been interested in purchasing it.

Tom Harty commented on the Stedman property and described the contrasts between it and the Sherman property. The Sherman property has a slope, while the Stedman property is flat. Compared to the Steadman property, the Sherman property will require a lot of fill, and bringing in water and sewer will be more difficult. Mr. Townsend said the .33 acre lot has a minor affect on the overall parcel and that the value should be put back to what was paid originally for the 1.42 acre lot.

Tom Harty made a motion to accept the Inspection Committee Report and to reduce the appraised value to \$76,000.00. Larry Townsend seconded the motion with the amendment that the Inspection Committee did also visit the Stedman property which is comparable to the Sherman property. A voice vote was taken and the motion carried by majority vote. Ellen Baker and Richard Burstein abstained from the vote. The appraised value will be set at \$76,000.00. A written decision will be sent to the Shermans within 15 days.

The next order of business was to review applications for addition to the checklist. The 36 applications were circulated to the board members to review. Larry Townsend made a motion to approve the addition of the 36 applicants to the checklist. Pam Stafford seconded the motion. A voice vote was taken and the motion carried by majority vote. The following individuals were added to the voter checklist:

Steven A. Backus	Daniel J. Boone	John M. Brown
John Patrick Burke	Brian Campbell	Lori J. Campbell
Josephine Seymour Carothers	Gloria A. Clarke	Robin C. Clavelle
John C. Davis	Naomi L. Ellison	Alicia E. Flint
Matthew J. Fordham	Noreen E. Fordham	Heather A. Guy
Kenneth C. Hood	Brenda J. Hosmer	Justina M. Kenyon
Karl A. King	Jeffrey T. Kingsbury	Ryan M. LaCroix
Patricia Adams Lent	Philip M. McLaughlin	David Charles Miles
Joan Marie Miles	Patricia Munyon	Norris V. Osmer
Theresa A. Osmer	Jeffrey S. Paquette, Sr.	Taylor R. Scully
Gregory K. Slack	Unique M. Small	Rebecca L. Szeg
Cheryl A. Thibault	Kasi M. Thresher	Krista E. Warner

There was no further business to consider. Larry Townsend made a motion to adjourn the meeting. The motion was seconded by Ruth Lutz. A voice vote was taken and the motion carried by majority vote. The meeting adjourned at 7:10 p.m.

Attest: _____
Joyce L. Mazzucco, Town Clerk