

BOARD OF CIVIL AUTHORITY MEETING MINUTES
SEPTEMBER 26, 2013
RANDOLPH TOWN HALL
CONFERENCE ROOM B
5:30 P.M.

Board Members Present: Ruth Lutz, Barbara Angell, Martha Lawrence, Richard Burstein, Jack Cowdrey, Ellen Baker, Joyce Mazzucco, Jessamyn West, Tom Harty, Tom Schersten, and Larry Richburg (arrived at 6:05 p.m.)

Others: Patrick French, Town Assessor and Mimi Burstein, Lister

The Board of Civil Authority meeting was called to order by Board Chair Richard Burstein at 5:31 p.m. The first order of business was to hear the Inspection Committee Report on the Connolly tax assessment appeal. Town Clerk Joyce Mazzucco handed out copies of the Inspection Committee Report to the Board members. Mr. Burstein reported to the Board that he had seen Mr. Connolly at another meeting and spoken to him about the tax assessment appeal process and about additional evidence. Mr. Connolly informed Mr. Burstein he would not be able to attend the meeting due to a prior commitment to attend another meeting scheduled for the same time period. Mr. Burstein instructed Mr. Connolly to get a copy of the Inspection Committee Report, read it and to submit any additional evidence in writing before the meeting in support of his tax assessment appeal. Mr. Connolly did receive a copy of the Inspection Committee Report and had a question about a couple items in the report. Patrick French, Town Assessor, reported he had spoken with Mr. Connolly and Mr. French clarified the items in question. Mr. Connolly indicated to Mr. French that he had no further evidence to submit.

The Inspection Committee Report was submitted into evidence and labeled as "Exhibit C". Mr. French submitted a copy of the Town's appraisal into evidence and this was labeled as "Exhibit D". Mr. Burstein asked the Inspection Committee to give their report to the Board. Ms. Mazzucco presented the report. She explained to the Board why there was a change in the members of the Inspection Committee. Originally, Ruth Lutz was to serve on the committee, but was unable to serve due to a previously scheduled appointment. Mrs. Lutz asked Martha Lawrence to replace her on the committee, but Mrs. Lawrence was unable to make the scheduled inspection due to an unexpected appointment. Ms. Mazzucco volunteered to replace Mrs. Lawrence on the committee. The inspection took place on September 9th at 12:00 p.m. Present at the inspection were Leo Connolly, Patrick French, Mimi Burstein, Barbara Angell, Joyce Mazzucco and Larry Richburg. The property is described as a 5 acre lot with dwelling located at 475 Fish Hill Road. There is a small porch entry into the house. One half of the basement has two finished rooms which are being used as bedrooms. The other half of the basement is used as storage. On the main floor there is a small room which appears to be used as a sitting room, a half bathroom, and an open kitchen/dining room/living room area. Off of the dining room area is a small deck. Off of the living room area is a large covered porch which extends the full length of the house. Upstairs there are two bedrooms, a master bedroom, 2 full bathrooms and a small office space. Upstairs in the ceiling you can see where the whole house fan was installed. There is a two car garage with an attached carport/open shed (appears to be new). Up in the field there is a small shed. Overall, the committee considered the property to be in good condition and overall quality of construction to be fair.

A discussion followed with the following people participating in the discussion: Patrick French, Jessamyn West, Ruth Lutz, Richard Burstein, Joyce Mazzucco, and Barbara Angell. The discussion touched on the appraisal performed by Linda Torrey for Edward Jones Mortgage (Exhibit # 2), about the properties used as comparables to the subject property in the appraisal, a difference in opinion about some of the adjustments made in the comparables and a lack of justification for some adjustments, the fact that the appraiser was not present so questions could not be asked about how the appraiser arrived at some of the figures, about the condition of the property, about changes in value based on recent sales and the value of the property before the Listers made a site visit to re-evaluate the property value. The value of the property prior to re-evaluation was \$327,300.00. Mr. French told the Board there was a recent sale where the sales price was higher than the Town's assessed value.

There was no further discussion. Martha Lawrence made a motion to leave the tax assessment value at \$328,400.00. Ruth Lutz seconded the motion. Not voting on this motion were Jessamyn West, Jack Cowdrey, Ellen Baker, Tom Harty and Tom Schersten. A vote was taken and the motion carried by majority vote (4-0-1, with Mr. Burstein abstaining). Ms. Mazzucco will write up the Board's decision and send it to the property owners within 14 days.

The next order of business was to review the applications for addition to the voter checklist. Town Clerk Joyce Mazzucco circulated the applications to the Board members to review. Larry Richburg arrived at 6:05 p.m. and reviewed the voter registration applications. After all Board members had reviewed the voter registration applications, Jessamyn West made a motion to accept the addition of the thirteen (13) applicants. The motion was seconded by Tom Harty. A voice vote was taken and the motion carried by majority vote. The following names were added to the voter checklist:

Ana C. Dip	Ashley Lauren Drake	Joshua Paul Drake
Leah G. Forbes	Kerrybeth Gorman	Mercedes A. Gregoire
Sean Jason Kramer	Julie A. Loomis-Williams	Rhonda B. Osswald
James Patrick Owens	Madeline Irene Waid	Austin Charles Waid-Jones
Reuben C. Willams		

There was no further business to consider. Jack Cowdrey made a motion to adjourn the meeting. Ellen Baker seconded the motion. A voice vote was taken and the motion carried by majority vote. The meeting adjourned at 6:12 p.m.

Attest: _____
Joyce L. Mazzucco, Town Clerk