

**BOARD OF CIVIL AUTHORITY MEETING MINUTES
RANDOLPH TOWN HALL
NOVEMBER 14, 2016
5:30 P.M.
CONFERENCE ROOM B**

Board Members Present: Martha Lawrence, Ruth Lutz, Richard Burstein, George Phillips, Jim Sault (left at 5:35 p.m.), Jack Cowdrey, Jessamyn West, Joyce Mazzucco and Mike Ross (arrived 6:20 p.m.)

Others Present: David Simendinger; Lisa Preston, Lister; Ed Luce, Lister; Pat French, Lister; Linda LaBrie (arrived at 6:18 p.m.); and Michael Bilodeau (arrived at 6:18 p.m.)

1. Call to order.

The Board of Civil Authority meeting was called to order at 5:30 p.m. by Board Chair Richard Burstein.

2. Public Comment.

There was no public comment.

3. Approve the agenda.

Jessamyn West made a motion to approve the agenda as presented. Martha Lawrence seconded the motion. A voice vote was taken and the motion carried by unanimous vote. The agenda was approved.

4. To hear the Inspection Committee Report on the property tax assessment appeal of Wesco, Inc., property located at 16 North Main Street, Parcel, SPAN #507-159-13648 and complete the appeal process.

Mr. Burstein opened the meeting by asking for the Inspection Committee Report on the Wesco property. Copies of the Inspection Committee Report were distributed to all present at the meeting. The Inspection Committee Report was entered into evidence and labeled as "Exhibit I" (Roman number 1). After allowing time for everyone to read the report, Mr. Burstein asked if any of the Committee members wanted to comment on the report and make a recommendation. The following individuals commented on the Inspection Committee Report and discussed some of the particular features of the subject property: Jessamyn West, Martha Lawrence, David Simendinger, George Phillips, Richard Burstein, Joyce Mazzucco and Jack Cowdrey. The Inspection Committee did not observe anything during their inspection that was different from the information presented during testimony and evidence. The building is an older building that is in poor condition and is situated on a good sized lot in the downtown. The viability of the business and the need for replacement of a couple of the gasoline tanks were discussed. It was noted there are some similarities between the subject property and the M&M property, both being older buildings located in the downtown. It was noted that the subject property has a larger lot than the M&M property, and is located on the Main Street, while the M&M property is on a side street. The Town assessment for each is very close. Mr. Simendinger strongly stated that in his efforts to settle his brother's estate and to establish the true value of the businesses to the bank's satisfaction that only a bonafide professional appraisal and not the Town's assessment value will do. A professional appraisal was done and the appraiser's opinion is the market value for the subject property is \$270,000.

There was no further discussion. Mr. Burstein asked the Board for a motion. Jessamyn West made a motion to leave the assessed value for the subject property at \$438,300. Ruth Lutz seconded the motion. There was no discussion. A voice vote was taken and the motion carried by majority vote. (6-0-1) (Abstention: Richard Burstein)

A written decision will be sent within 15 days. The Wesco appeal was complete.

5. To hear the Inspection Committee Report on the property tax assessment appeal of Michael Bilodeau properties located as follows:

- a. 54 Greene Hill Drive, Parcel #104000-030, SPAN #507-159-12163**
- b. 58 Greene Hill Drive, Parcel #104000-040, SPAN #507-159-12164**
- c. 64 Greene Hill Drive, Parcel #104000-050, SPAN #507-159-12165**
- d. 87 Greene Hill Drive, Parcel #104000-060, SPAN #507-159-12166**
- e. 116 Greene Hill Drive, Parcel #104000-0090, SPAN #507-159-1269**
- f. 138 Greene Hill Drive, Parcel #104000-110, SPAN #507-159-12171**
- g. Mobile Home Lots Property, Parcel #104000-000, SPAN #507-159-12161**

Board Chair Richard Burstein called to order the meeting to hear the Inspection Committee Report on the Bilodeau multiple appeals at 6:21 p.m. Copies of the Inspection Committee Report were distributed to all those present at the meeting. The Inspection Committee Report was entered into evidence and labeled as Exhibit "I" (Roman number 1). After allowing time for everyone to read the report, Mr. Burstein asked if any of the Committee members wanted to comment on the report and make a recommendation. A discussion followed, with the following individuals participating: Ruth Lutz, Jessamyn West, George Phillips, Richard Burstein, Michael Bilodeau, and Joyce Mazzucco. There were questions about rents, what services the park provides to the tenants, who is responsible to plowing and lawn care, and if all the units have been rented. There was some confusion about the amount of depreciation on the 58 Greene Hill Drive mobile home. Exhibit C shows a depreciation of 54%. The Listers currently have the depreciation at 40% for this parcel. Exhibit C was an example of a possible adjustment to that parcel. Joyce Mazzucco pointed out there was an error in the October 19th meeting minutes. Under item 5, the minutes should have said Ms. LaBrie **did not** waive the 30 day deadline for completing the Inspection Committee Report and **did not** agreement to an extension. There was a brief discussion about 138 Greene Hill Drive. There was no further discussion. George Phillips made a motion to go into deliberative session. Joyce Mazzucco seconded the motion. A voice vote was taken and the motion carried by majority vote. The Board went into deliberative session at 6:38 p.m.

The Board came out of deliberative session at 7:00 p.m. Joyce Mazzucco made a motion to leave the values as set by the Listers for 54 Greene Hill Drive, Parcel #104000-030, SPAN #507-159-12163, 64 Greene Hill Drive, Parcel #104000-050, SPAN #507-159-12165, 87 Greene Hill Drive, Parcel #104000-060, SPAN #507-159-12166 and 138 Greene Hill Drive, Parcel #104000-110, SPAN #507-159-12171. George Phillips seconded the motion. There was no discussion. A voice vote was taken and the motion carried by majority vote. (7-0-1) (Abstention: Richard Burstein). The values will remain as \$25,200 for 54 Greene Hill Drive, \$22,500 for 64 Greene Hill Drive, \$43,700 for 87 Greene Hill Drive, and \$56,100 for 138 Greene Hill Drive.

Joyce Mazzucco made a motion to reduce the value for 58 Greene Hill Drive, Parcel #104000-040, SPAN #507-159-12164 from \$15,800 to \$10,500. Mike Ross

seconded the motion. There was no discussion. A voice vote was taken and the motion carried by majority vote. (7-0-1) (Abstention: Richard Burstein). The value will be set at \$10,500 for 58 Greene Hill Drive.

Joyce Mazzucco made a motion to reduce the value for 116 Greene Hill Drive, Parcel #104000-0090, SPAN #507-159-1269 from \$19,800 to \$17,000. George Phillips seconded the motion. There was no discussion. A voice vote was taken and the motion carried by majority vote. (7-0-1) (Abstention: Richard Burstein). The value will be set at \$17,000 for 116 Greene Hill Drive.

Joyce Mazzucco made a motion to reduce the value for the Mobile Home Lots Property, Parcel #104000-000, SPAN #507-159-12161 from \$252,500 to \$236,200. Ruth Lutz seconded the motion. There was no discussion. A voice vote was taken and the motion carried by majority vote. (7-0-1) (Abstention: Richard Burstein). The value will be set at \$236,200 for the Mobile Home Park lots.

A written decision will be sent to the appellant within 15 days. The Bilodeau appeals were completed.

6. Other Business

There was no other business to consider.

7. Adjournment.

Ruth Lutz made a motion to adjourn the meeting. Jessamyn West seconded the motion. A voice vote was taken and the motion carried by unanimous vote. The meeting adjourned at 7:08 p.m.

Attest: _____
Joyce L. Mazzucco, Town Clerk