

**BOARD OF ABATEMENT MEETING
FEBRUARY 25, 2019
RANDOLPH TOWN HALL
CONFERENCE ROOM B
5:30 P.M.**

Present: Justices of the Peace: Janice Russell, Richard Burstein, Martha Lawrence, Rachel Putney, James Sault, George Phillips, Dennis Brown, Patrick French, and Ruth Lutz

Selectboard: Matthew Fordham and Larry Satcowitz

Board of Listers: Ed Luce

Town Clerk & Treasurer: Joyce Mazzucco

Others: Barbara Townsend

1. Call to order.

Richard Burstein called the meeting to order at 5:31 p.m. A quorum of the Board was present.

2. Public Comment.

There was no public comment.

3. Approve Agenda.

Jim Sault made a motion to approve the agenda as presented. Janice Russell seconded the motion. A voice vote was taken and the motion carried by majority vote. The agenda was approved.

4. Reorganization.

Since this is the first meeting of the Board of Abatement with newly elected members, the Board needs to elect a chair. Jim Sault nominated Richard Burstein to act as the Chair of the Board of Abatement. Ruth Lutz seconded the motion. There were no further nominations. A voice vote was taken and Mr. Burstein was elected Chair of the Board of Abatement.

5. To consider the tax abatement request of Barbara E. Townsend, SPAN # 507-159-13561, Parcel #101006-010, property located at 6 Hull Street.

Mr. Burstein opened the tax abatement hearing by stating the name of the taxpayer making the appeal and the location of the subject property. Barbara Townsend, the appellant, was present at the meeting. Joyce Mazzucco, Town Clerk, administered the following oath to the individuals who would be presenting testimony (Barbara Townsend and Ed Luce, Lister): "Do you solemnly swear (or affirm) that the evidence you shall give relative to the cause now under consideration shall be the whole truth and nothing but the truth so help you God? (or, under the pains and penalties of perjury)?"

Mr. Burstein opened the floor for Mrs. Townsend to present her case. Mrs. Townsend told the Board that the oil tanks and other equipment had been removed from the property in January of 2018. The site is contaminated and there is about 800-900 yards of contaminated

soil. She stated she is working with the State to clean up the site but there is not a set time frame for clean-up. Engineers have examined the site and have drilled 8 different wells to determine the level of contamination. She stated she had been in contact with Mardee Sanchez, Zoning Administrator, regarding the removal of the tanks and equipment. There was a discussion, with the following individuals participating: Richard Burstein, George Phillips, Joyce Mazzucco, Dennis Brown, Barbara Townsend, and Ed Luce. Mr. Luce told the Board that normally a zoning permit would trigger a need to re-assess a property. In this particular instance, no zoning permit was required and, therefore, the Listers were unaware there had been a change to the property. The original assessment for the property was \$50,300. Mr. Luce stated he had gone out to re-assess the property. He removed the value for the tanks (\$19,000) and lowered the land grade to .5, and recommended the value be adjusted to \$17,400. Joyce Mazzucco presented a handout outlining the original value for the property, the recommended adjusted value, the original amount of property taxes billed and a proposed adjust tax bill amount. The original appeal letter was labeled as "Exhibit 1" and the handout was labeled as "Exhibit 2". The proposed property tax adjustment would lower the annual taxes from \$1,351.66 to \$467.57. Mrs. Townsend paid \$675.83 for the first installment of the FY 2019 property taxes. If the Board approves the reduction in property taxes, a credit of \$208.26 would be due to Mrs. Townsend. Jim Sault made a motion to accept the reduction in the property value to \$17,400 and to adjust the property taxes from \$1,351.66 to \$467.57. Dennis Brown seconded the motion. There was a discussion. Participating in the discussion were: Patrick French, George Phillips, Joyce Mazzucco, Richard Burstein, and Jim Sault. There was no further discussion. Mr. Burstein called for a voice vote and the motion carried by majority vote. (12-0-1) (Abstention: Richard Burstein)

A written decision will be sent to Mrs. Townsend. Joyce Mazzucco asked Mrs. Townsend if she wanted the \$208.26 refunded to her or to be applied to the next tax year's bill. She stated she would like it applied to the next year's tax bill

6. Other Business

There was no other business.

7. Adjournment

Jim Sault made a motion to adjourn the meeting. Dennis Brown seconded the motion. There was no discussion. A voice vote was taken and the motion carried by majority vote. The meeting adjourned at 5:49 p.m.

Attest: _____
Joyce L. Mazzucco, Town Clerk