

TOWN OF TUFTONBORO  
BOARD OF SELECTMEN  
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Selectmen's Work Session Minutes  
9:00 am – Town Offices

Monday June 15, 2020

Present: Chairman Lloyd Wood, Selectman Bill Marcussen, Selectman Chip Albee and Administrative Secretary Karen Koch.

**CALL TO ORDER**

Chairman Wood called the Selectmen's work session to order at 9:00 am.

Steve Wingate has been working with the new owners of the Cheney Farm in terms of demolition, preservation and abiding by the conservation easement while doing so. He met with the Selectmen to see if they wanted to be informed of the changes being made. The Board agreed that as long as what is being done is consistent with the requirements of the easement they don't need to be made aware of each change unless it is significant. It was agreed that Mr. Wingate will stay coordinated with Jack Parsons and will notify the Selectmen if anything significant arises.

The Selectmen revisited guidelines for reopening the Town Offices. Chief Shagoury was in attendance and raised the concern that the Board may not be able to require visitors to wear masks. Christie Sarles poised the same question via email. The Board agreed that if there is a medical condition that prevents an individual from wearing a mask (or they refuse to wear one) then personnel can assist them in the lobby area. Selectman Marcussen shared that Jackie Rollins suggested that adequate signage be displayed. Selectman Albee moved to reopen the Town Offices on Friday, 6/19/2020, as long as protocols are set in place (signage and availability of a non-contact thermometer for employee use), seconded by Selectman Marcussen with all in favor.

The Selectmen met with Assessor Rod Wood to question the large amount of abatements that he recommended be granted for Edge O'Lake residents. The Board recapped prior questioning of the increase in these property assessments when the revaluation occurred compared to the amount of abatements and revised assessment values that are now being recommended. Mr. Wood replied that while the revaluation was being done there was only one recent sale that had occurred in the area and it was high. They went back as far as 2011 which showed another high sale besides a majority of family transfers. He based his revaluation assessments on the only information available at the time. After the revaluation two additional sales occurred for a much lower price. This prompted him to send out questionnaires to the property owners for more information. The two additional sales and any changes in property reported on the questionnaires are reflected in the revised assessment values. The added amenity value that was charged for being part of the development (for use of the common land etc.) dropped from \$115,000 to \$85,000 based on this new information. Selectman Albee shared how this complicates things as the Town was doing the revaluation and paying for the Library in the same year so taxes were anticipated as increasing this year but lowering again next year. He is concerned that the large total of abatements that Mr. Wood has recommended to be granted (approximately \$1,000,000 overall) will affect this as well as greatly reduce the amount of future taxes to be collected from these properties. Selectman Marcussen spoke about the Department of Revenue Administration's involvement and asked if there's a possibility to stick with the assessment based on the one recent sale price available at the time. Mr. Wood shared that there is nothing in print either way to valid or not validate the sale that assessments were based on at the time to say whether or not it was a good sale. This led to discussion regarding late applicants. The Board doesn't need to grant an abatement for late applications as the property owners haven't proven a mistake or misfortune to justify the late receipt. Their assessment will just be revised for the future. Mr. Wood responded to Chairman Wood regarding the two late applicants and one property owner that didn't complete an abatement application. The assessment for the property without an abatement application submitted will be adjusted going forward but will not be granted an abatement. Selectman Marcussen moved to deny the late abatement applications for lots 40 and 41 (PIDs 41-2-4-40 and 41-2-4-41), seconded by Chairman Wood for discussion. It was confirmed for Selectman Albee that there were only two late applications and one not received. Vote passed with all in favor. Unit 38 (PID 41-2-4-38) increased in its overall assessment during review of the abatement application. Selectman Marcussen moved to deny the abatement application for unit 38, seconded by Selectman Albee for discussion. It was agreed that individual responses should be written for each

applicant. Vote passed with all in favor. Selectman Marcussen moved to approve abatements for units 1, 3 through 37, 39, 42 and 43, seconded by Selectman Albee with all in favor. Mr. Wood will draft letters for each property owner to be signed by the Selectmen at Monday's meeting. He will also provide a total dollar amount of overall abatements granted. Selectman Albee shared his disappointment with the large amount of abatements being granted. Chairman Wood asked that Mr. Wood let the Board know if anything is needed from them including any computer-related needs and complimented him for his professionalism with the public. Mr. Wood confirmed for Selectman Albee that he is aware of Farm Pond Road and Willand Road becoming Class V roads. Mr. Wood will be sending post cards to the property owners of the properties that they will be conducting field work at this year.

Mr. Wood responded to Selectman Marcussen that he doesn't look at construction during final inspection. However, he does look at plans and permits. He added that new construction is assessed at the rate of completion as of April 1st each year.

Chief Shagoury received a cost of \$850 to have the new cruiser delivered. He was unsure if this was in addition to the \$350 delivery charge previously quoted or in place of that cost. The Board agreed that the confirmed delivery amount can be provided to them at a later meeting as they have already approved the purchase. Karen Koch confirmed that Chief Shagoury didn't require the Board's signatures in order to complete the cruiser purchase. Chairman Wood asked that Karen Koch request an itemized summary of the costs for outfitting the cruiser from Chief Shagoury. Selectman Marcussen responded that personally he doesn't feel the need for an itemized list as the cost of the vehicle will be kept within the amount set aside in the warrant article.

### **SIGNATURE FILE**

Selectman Marcussen moved to approve a notice of appointment for Tom Young to CIP, seconded by Selectman Albee with all in favor. It was agreed that Laureen Hadley doesn't need to be appointed as she is the Planning Board representative on CIP. Selectman Marcussen moved to approve a notice of appointment for David Carle to CIP, seconded by Selectman Albee with all in favor. Selectman Marcussen moved to sign the Great Meadow easement, seconded by Selectman Albee with all in favor.

The Board spoke about Guy Pike's request to be appointed to the Budget Committee as Thomas Young resigned. Selectman Marcussen felt that it was a logical choice as Mr. Pike has experience but he also feels the need to expand the offer to others in the public that may be interested. The Board agreed with Selectman Albee's suggestion to ask the Budget Committee Chairman for his input before making a decision.

### **NON-PUBLIC SESSION**

At approximately 10:00 am, Selectman Marcussen moved to enter non-public session per RSA 91-A:3 II (a) to conduct job performance reviews, seconded by Chairman Wood. Roll call vote: Wood – Yes; Marcussen – Yes; Albee – Yes. At approximately 10:10 am, Selectman Albee moved to end the non-public session and move back into public session, seconded by Selectman Marcussen with all in favor. Chairman Wood moved to seal these non-public minutes, seconded by Selectman Marcussen with all in favor.

### **NON-PUBLIC SESSION**

At approximately 10:10 am, Selectman Albee moved to enter non-public session per RSA 91-A:3 II (l) legal, seconded by Selectman Marcussen. Roll call vote: Wood – Yes; Marcussen – Yes; Albee – Yes. At approximately 10:20 am, Selectman Albee moved to end the non-public session and move back into public session, seconded by Selectman Marcussen with all in favor. Chairman Wood moved to seal these non-public minutes, seconded by Selectman Marcussen with all in favor.

### **ADJOURNMENT**

At approximately 10:20 am, Selectman Marcussen moved to adjourn, seconded by Selectman Albee with all in favor.

Respectfully submitted, Karen Koch, Administrative Secretary