

**Selectmen's Workshops**  
**Monday, June 9, 2014**

Chairman Morgan called the workshop to order at 3:00 PM. Present were Selectmen Richard Morgan, Robert Freeman and Franklin Riley, Ellen White, Town Administrator, and James Skehan.

Mr. Skehan presented a spreadsheet of commercial properties along Routes 16 and 25 whose values were impacted in the update completed by the Assessor in the fall. Skehan came up with a price per acre for the land value of properties and noted significant differences between properties, some of which abut each other. White questioned if he took the total land value and divided it by the total acreage to get his figure. Skehan confirmed. White tried to explain the land valuation process where zone and minimum site requirements are taken into consideration for figuring the land value.

Morgan stated that he does not understand how the values are figured and they appear inconsistent. He briefly discussed the concern in valuation of Ossipee Lake Country Store which was also impacted in the update of values.

Riley asked how many operational acres the lumber yard works on. Skehan answered 3 out of 10 total acres. Discussion took place about the site visit between the Assessor and Mr. Skehan. Skehan stated there to be areas the property is wet and the Assessor had made adjustments to reflect it but he is still looking at a 210% increase in value. He commented that the Assessor increased the value of businesses per order of the Board. Morgan answered that to be an untrue statement.

Additional discussion took place on the assessments being based on market values and the upcoming revaluation. Morgan expressed his concern for inconsistency in the assessments since the last revaluation prompting these updates.

Skehan stated that his property's value increased during the revaluation in 2010 but was then corrected by the Assessor through an abatement. The recent update consisted of a 300% increase.

Morgan stated that Skehan's abatement is still in processing and they have not received it for review yet.

Morgan stated that the Board will be setting up a meeting with the Assessor next week to review the assessments and their questions. They will follow up with Skehan after the meeting.

Skehan left the meeting at 3:25 PM.

Morgan stated that the multi-year process appears to be flawed and questions whether the revaluation will correct it. White stated that the current sales data will be used to set the base values but having correct and consistent data collected is key in maintaining proper assessments.

White distributed samples of Capital Asset Policies for review. She added that she assigned the task of compiling a list of equipment to Brad Harriman and a list of properties to Dave Senecal.

Morgan questioned if infrastructure should be figured in capital assets. White confirmed.

Morgan stated he would like to review the sample policies and follow up next week.

Dave Senecal reported to the Board on the status of the camper on Chickville Road. He stated he visited the property and it is still being lived in but the occupants are not the owners of the camper.

Morgan asked Senecal to send a letter to the owner of the camper informing them they are in violation of the ordinance. Senecal requested that the letter be sent from the Town Attorney by certified mail. The Board agreed.

Senecal left the meeting at 3:55 PM.

Freeman stated he was approached by the Old Home Week Committee concerning an ad the Selectmen had put in the Old Home Week newspaper in the past. Morgan asked White to update the ad with the current Board members' names.

Riley reported that he received a comment on the parking lot striping done at the Freight House.

Being no further input, the workshops were adjourned.

Adjourned at 4:00 PM.

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Richard H. Morgan

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Robert C. Freeman

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Franklin R. Riley

To be approved 6/16/2014