



**TOWN OF LISBON, NEW HAMPSHIRE
INCORPORATED 1763**

**Board of Selectmen's Meeting
Monday June 8, 2020
6:30pm
Lisbon Railroad Station**

PRESENT: Scott Champagne, Selectman; Arthur Boutin, Selectman;
Brian Higgins, Selectman.

PUBLIC: None

Approval of minutes from June 1st BOS meeting: Brian Higgins made a motion to approve the June 1st BOS meeting minutes and Arthur Boutin seconded the motion. All were in favor of the motion.

Approval of Non-Public minutes from June 1st BOS meeting: Scott Champagne made a motion to approve the non-public Buffington Fund application and Arthur Boutin seconded the motion. All were in favor of the motion.

Request for Purchase Form: Scott Champagne (Chair) stated he sent the board an email letting them know that the Highway Department found a single drum roller for purchase, but it was a little more money than anticipated. This was voted on at town meeting. Charlie Hampson (Highway Supervisor) filled out a request for purchase form and listed the line items the monies would be coming from. All board members approved and signed the form.

Discussion of 1100 Presby Road: Scott Champagne (Chair) took a call-in reference to 1100 Presby Road as the caller stated they had someone interested in the property. Scott informed the caller that this would need to be discussed with the board first. Scott stated that the original owner of the property is deceased and that this was in probate for a long time and they had over a year to sell which it did not so now the town owns it. He stated there is a trailer on the property and the neighbor states there is another trailer up in the back but Scott confirmed with other that hunt that property that it indeed is just a small trailer (not one you can live in). Scott stated he wanted to have the discussion. Scott also stated the caller informed him that their well is located on that property.

It is listed as 2.25 acres with a building value of \$1,600.00 and land value of \$30,000.00. Scott asked the other members their opinions on selling the lot. He asked if the town should sell it as is and just set a minimum or if the town should try to clean it up and then sell. Scott Champagne told the other members to think about it and they will revisit at next weeks meeting. He stated he will get pricing on what it will cost to clean it up as well.

Signatures on Veterans Credit Approval Letter: A Veterans Credit was approved at last weeks meeting and Krystle Dow (Administrative Assistant) wrote a letter to the applicant informing them of the boards decision and just needs the board to sign. All board members signed the letter

Notice of Intent to Cut: There is a notice of Intent to Cut for Map R37 L05. This will be accessed on Georgeville Road. Scott Champagne made a motion to approve and Arthur Boutin seconded the motion. All were in favor of the motion.

Veteran's Credit Application: Scott Champagne stated that he looked over all the paperwork earlier and the applicant does qualify for the Veterans Credit. Scott Champagne made a motion to approve the application and Brian Higgins seconded the motion. All were in favor of the motion.

SRF Information: Cathy Conway sent an email about SRF funding. Cathy stated that last year we submitted for \$3,500,000.00 but did not accept the funds because we were not ready. Cathy stated that we can submit this year and will have until May 1, 2021 to accept the funds allowing us to have a bond vote in March of 2021 or she stated we can wait

until June 2021 and submit. Scott Champagne stated he still needed to investigate this further. All board members agreed.

Abatement Requests: There are nine abatement requests. These are all done by the towns assessing company Commerford Nieder Perkins.

The first is for Map and Lot U07-30. The recommendation is that after review of the appraisal submitted CNP recommends granting the abatement by correcting the listing of the property. The correction would include the actual year built of the dwelling, number of bedrooms and adjusting the floor cover to recognize the linoleum flooring. They stated the grade quality of the dwelling should also be lowered to below average for the lack of a full foundation. The recommendation is to take the original assessment of \$93,200 and bring it to the revised assessment of \$87,900.00. Scott Champagne made a motion to approve the abatement from \$93,200 to the revised amount of \$87,900 and Arthur Boutin seconded the motion. All were in favor of the motion.

The next is for Map and Lots U04-10 & U01-13. These properties are commercial apartment buildings. CNP stated that the property for U04-10 was previously assessed at \$165,000 and in 2019 the assessment was \$234,100. It is stated that the property did increase in a value more than the average increase but was due to the building upgrades that had taken place which were not reflected on the previous assessment. As for U01-13 CNP stated that the property was previously assessed at \$145,600 and in 2019 the assessment was \$219,600. It is noted that the property appears to have been upgraded and renovated in 2017 and was not reflected in the previous assessed value. CNP stated that sale process of these properties was used in the sales analysis to establish not only the value of the subject properties but also properties that are similar. CNP recommends denying the abatement for the reasons listed. Arthur Boutin made a motion to deny the abatement based upon CNP's notes and Scott Champagne seconded the motion. All were in favor of the motion.

The next is Map and Lot R33-26. The subject property is an existing single-family dwelling consisting of 1,680 sq. ft. on 4.77 acres of land. CNP stated that the owner purchased the property for \$227,000 and the property is currently assessed at \$229,000. The subject sale was not only used to establish the market value for the 2019 town wide revaluation but also analyzed to establish the other assessments of similar property located in the same neighborhood. CNP recommends denying the abatement. Brian

Higgins made a motion to deny the abatement based on CNP's notes and Scott Champagne seconded the motion. All were in favor of the motion.

The next is for Map and Lot R19-03. CNP stated that the property owner has filed an application for abatement but provides no basis for the appeal. They state statistically the property increased 7.7% because of the revaluation which is below the average increase in value therefore, they recommend denying the abatement. Scott Champagne made a motion to deny the abatement based upon CNP's notes and Brian Higgins seconded the motion. All were in favor of the motion.

The next abatement is for Map and Lot R45-4-1. The subject property is a small log cabin/camp consisting of 396 sq. ft situated on a piece of land that is leased. The cabin is currently assessed at \$13,600. The owner is concerned about the increase in assessment from \$6,200 to \$13,600. CNP stated that after review of the property they recommend granting the abatement and lowering the assessed value to \$11,500 by adjusting the quality of the cabin to below average and adding functional depreciation for the lack of utilities. The original assessment was \$13,600 and the revised assessment is \$11,500. Arthur Boutin made the motion to approve the abatement based upon CNP's notes and Scott Champagne seconded the motion. All were in favor of the motion.

The next is for Map and Lot U02-51. The property owner has filed an application for abatement and cited a disproportionate assessment compared to other properties. The property is currently assessed at \$164,800 and was previously assessed at \$117,200. This property sold on 8/30/2019 for \$162,500. Updates have been done to the property and had not been reflected in the previous assessment as prior to the 2019 reassessment. CNP recommends denying the abatement as the property is assessed at the market value as indicated by the purchase price. Subsequently the property just recently sold again on 3/23/2020 for \$172,000. Brian Higgins made a motion to deny the abatement based upon CNP's notes and Arthur Boutin seconded the motion. All were in favor of the motion.

The next abatement is for Map and Lot R20-5 & R20-4. The property owner has filed an application for abatement but did not supply any information to satisfy the burden of proof. CNP stated that as known in 2019 a town wide revaluation was completed, and all properties were reassessed to reflect the current market value. Most properties in town increased in value due to

current real estate market trends. CNP recommended denying this abatement. Scott Champagne made a motion to deny the abatement based upon CNP's notes and Brian Higgins seconded the motion. All were in favor of the motion.

The next abatement is for Map and Lot U01-56. The property owner filed an abatement as they feel due to the lack of updates and repairs needed to the home it could not sell for the current assessment of \$169,000. CNP stated that after review of the property they would recommend granting the abatement in part. In comparing the property to other similar sales of older homes they suggest more functional depreciation added to the dwelling for the lack of updates. This would lower the value to \$159,000. The original assessment is \$169,000 and the revised assessment is \$159,000. Brian Higgins made a motion to approve the abatement bringing the assessment from \$169,000 to the revised assessment of \$159,000 and Arthur Boutin seconded the motion. All were in favor of the motion.

The last abatement is for Map and Lot R03-03. The owner has filed an abatement application and provided sales statistics over the last 5 years. She is concerned that statistically the median sale price dropped from 2018-2019. CNP stated that the current assessment of \$191,799 was established as of 4/1/2019. At that time, the equalization ration in Lisbon was 87.7% leading them to believe that the average property was 12.3% under assessed. The property did increase 17%. The house is larger than the average home in Lisbon and is noted to have a minor update done to the kitchen counters. There is functional depreciation given for the lack of updates/renovation and when compared to similar homes this property assessment is in line. CNP recommends denying the abatement for the reasons listed. Scott Champagne made a motion to deny the abatement based upon CNP's notes and Arthur Boutin seconded the motion. All were in favor of the motion.

7:37 PM Brian Higgins made a motion to adjourn and Arthur Boutin seconded the motion. All were in favor of the motion.

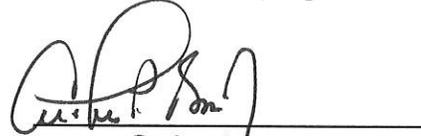
NEXT BOS MEETING: June 15, 2020 @ 6:30 pm at the Lisbon Railroad Station located at 25 Central Street.

Respectfully submitted by Krystle Dow

Board of Selectmen:



Chairman
Scott Champagne



Selectmen
Arthur Boutin



Selectmen
Brian Higgins

Approved / Not Approved on
06/15/2020