

TOWN OF ALLENSTOWN  
Select Board  
16 School Street  
Allenstown, New Hampshire 03275

Minutes of Regular Meeting  
September 9, 2013

**Call to Order.**

The Allenstown Select Board Meeting for September 9, 2013 was called to order by The Chair at 6:05p.m.

**Roll Call.**

Present on the Board: Jason Tardiff and Jeff Gryval.

**Excused:** Sandra McKenney

**Others Present.**

Residents of Allenstown: Amy Moyer

Others Present:

Other Public Officials:

Allenstown Staff: Shaun Mulholland, Town Administrator; Donna Severance, Assessing Clerk; and Ron Pelissier, Road Agent.

**Citizens Comments:**

Mrs. Moyer introduced herself to the Select Board and stated that she is here to discuss a valid payment arrangement with the Town in case a loan doesn't go through. She also apologized for not being aware that they needed to ask ahead of time to speak to the Board in order to get on the agenda.

The Chair asked if she knows when she will have an answer as to rather or not they will receive the loan for the back taxes. Mrs. Moyer stated that they should have an answer within two to three days. The Chair asked why they waited so long to try and get a loan for the taxes. Mrs. Moyer explained that they waited until they heard that the payment plan wasn't approved and that the person who was trying for the loan wasn't approved because of credit.

The Chair stated that the payment plan was denied because the amount that was offered for payment would not catch them up. He also stated that in order to prevent tax deeding they were supposed to pay by the previous May. Mr. Mulholland explained that to get caught up on the back taxes the payments per month that would be \$2,489.31 starting this month. Mrs. Moyer explained that if they get the loan it will be for the \$32,000 in back taxes.

Mr. Gryval asked if the Town has tried to work with them before. He also asked Mrs. Moyer if they were told why they were denied the payment plan. Mrs. Moyer stated that she had a payment plan before and that she had been told that they had defaulted on the plan. She stated that made the \$1,000 for three months as she was told she needed to do and that she isn't sure why they think she defaulted.

Mr. Mulholland stated that it is unclear as to what she is asking them to do. Mrs. Moyer stated that she is asking that they extend the deed process until they find out about the loan. Mr. Mulholland stated that rather they deed it or not, she would be in the same situation because she would have the right of redemption. Mrs. Moyer asked the Select Board to hold off until deeding the property for a week so that they can find out about the loan. Mr. Mulholland suggested that the Select Board remove the waiver which would allow them to tax deed it and that if she gets back to them by Monday they won't deed it if the loan comes through. The Select Board told Mrs. Moyer that they will give her until September 23, 2013 to hear back from the bank and that she needs to keep in contact with Ms. Rogers.

#### **Appoint a Library Trustee**

Mr. Mulholland stated that Kim Carbonneau is interested in being a Library Trustee.

Motion. Mr. Gryval made a motion to appoint Kimberly Carbonneau as a Library Trustee effective immediately with an expiration date of March 11, 2014. Mr. Tardiff seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Tardiff-Yes; Mr. Gryval-Yes. The Chair declared the Motion passed.

#### **Meet with Tax Assessor regarding property evaluations**

Mrs. Severance introduced Ms. Martin from Avatar who is here to talk to the Select Board. Ms. Martin stated that she sent over some preliminary information for the Select Board. She stated that they have finished all of the field reviews. She explained that buying is large, commercial properties are staying the same and going up in a lot of instances, and that mobile homes are going down. She stated that they have allowed residents to come in and discuss the values with them.

Ms. Martin stated that she will be mailing out notices tomorrow and will be scheduling appointments for Sept 23-27<sup>th</sup>. She stated that Mrs. Severance had mentioned that the Town Hall

will be closed on that Friday but that they will work around that. She stated that they have been working on some issues with properties and fixing those in the software system. She stated that they did find some mapping issues as well that they will work on getting straightened out.

Ms. Martin stated that they did find some oddities and that they will be notifying the Town of those areas. She explained that some of the oddities have to do with the Rod N Gun store and the property across from the church not being exempt for tax purposes.

Mr. Gryval asked Ms. Martin if she knows exactly where the access values will be after this process is done. Ms. Martin stated that it will be at 100 percent. She stated that they were right around 101% in August and then found out they were at about 100 percent as of today. She stated that they have had 43 sales from October 2012 to August 2013 as well as a considerable amount of foreclosures, short sales and bank sales.

Mr. Gryval asked Ms. Martin if she sees the taxes being shifted any one way or the other between the three different properties. Ms. Martin stated that taxes are shifted more towards commercial properties. She explained that residential properties will probably stay the same, mobile home values are down so that there will probably be a tax decrease, and commercial properties values are going up so the taxes will increase. She stated that compared to this time last year, the assessments are about 7.5% down. There was further information about data collected to help make these assessments.

The Chair asked what type of home sold most out of the 43 homes during the last year. Ms. Martin stated that it is a pretty good mix. She stated that it is buying large in residential homes. Mr. Mulholland stated that they are still aiming to have the MS-1 by October 1, 2013.

Mrs. Severance informed the Select Board that Ms. Martin has been great to work with and that she has been having a great experience with Avatar. Ms. Martin explained that Mrs. Severance will have many resources available to her with the software and that there is a manual that will be available to them.

### **Vacancy on the ZBA**

Mr. Mulholland stated that Mrs. Demers and Mr. Daughen would be willing to help out if needed but that they are not interested on being on the Board long term. Mr. Mulholland stated that Mr. Daughen gave him a written request. He also stated that ideally they don't want town employees to be on the Board. The Chair stated that they need to appoint someone even if it is a temporary basis. Mr. Mulholland suggested that they do the position as an alternate in case there is interest in permanent positions. The Board agreed that they should appoint them for the alternate position.

The Chair asked Mr. Pelissier if he knew of anyone that would be interested in the position. Mr. Pelissier stated that he would ask around.

Motion. Mr. Gryval made a motion to appoint Diane Demers as an alternate member of the Zoning Board of Adjustment effective immediately with a term to be determined. Mr. Tardiff seconded the Motion.

A Roll Call Vote was taken: Mr. Tardiff-Yes; Mr. Gryval-Yes. The Chair declared the Motion passed.

Recorder died in the middle of Jeff's motion for Rich to ZBA.

Motion. Mr. Gryval made a motion to appoint Richard Daughen as an alternate member of the Zoning Board of Adjustment effective immediately with a term to be determined. Mr. Tardiff seconded the Motion.

The motion was passed without descent.

#### **CASA 2014 Budget Request**

The board agreed to place \$500 in the 2014 Budget for the CASA program.

#### **Capital Area Public Health Network**

The board asked the TA to file a nomination for Joyce Welch to be on the CAPHN Steering Committee.

Motion. Mr. Gryval made a motion to adjourn. Seconded by Mr. Tardiff.

The motion was passed and the meeting was adjourned at 8:20 PM.

TOWN OF ALLENSTOWN  
 SELECT BOARD  
 MEETING MINUTES  
 September 9, 2013

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**Signature Page**

<b>Original Approval:</b>	
JASON TARDIFF	DATE
 JEFFREY GRYVAL	9-23-13 DATE
 SANDRA MCKENNEY	09-23-13 DATE

<b>Amendment Approvals:</b>		
Amendment Description:	Approval:	Date:
	JASON TARDIFF	DATE
	JEFFREY GRYVAL	DATE
	SANDRA MCKENNEY	DATE

