



Town of Plaistow ♦ Board of Selectmen
145 Main Street ♦ Plaistow ♦ NH ♦ 03865

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: July 10, 2017

MEETING CALLED TO ORDER: 6:15pm

SELECTMEN:

Selectman, John Sherman, Chairman

Selectman, Tammy Bergeron, Vice Chair
(arrived 6:18pm)

Selectman, Steve Ranlett

Selectman, Julian Kiszka

Selectman, Peter Bracci

Town Manager, M. Pearson (arrived 6:30)

AGENDA

S. Ranlett motions to enter into non public session under RSA 91-A3:11 (a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal understanding that both parties have agreed. Seconded by J. Kiszka.

Board Polled: J. Sherman=yes, T. Bergeron=absent at polling, S. Ranlett=yes, J. Kiszka=yes, P. Bracci=yes.

Motion passes

J. Sherman opens the Public Session 6:30pm

J. Kiszka motions to hire Mark Pearson as full time Town Manager per the contract reviewed earlier, effectively immediately. Seconded by P. Bracci.

Vote: 5-0-0

Motion passes

Senator Morse swears Mark Pearson into office as the Town Manager of Plaistow.

Senator Morse mentions Plaistow's water issue. He is working with M. Pearson, the Governor and many others to make this a reality. It will take creative thinking and hard work.

J. Sherman states bringing water to Plaistow is a high priority for the Board.

J. Sherman welcomes Mark Pearson on board as our Town Manager.

J. Sherman states tonight's meeting will vary slightly from our normal routine. We will review the draft minutes of the last meeting (June 26, 2017) at a later time. Tonight we will focus on the 3 part process for reviewing possible changes in property assessment. Part 1 is from step 4 of the

assessment update procedure adopted in 2005 by the Board. This procedure should be reviewed and updated. We will begin with a public hearing for assessing update rational.

J. Sherman opens the public hearing at 6:50pm

PUBLIC HEARING FOR ASSESSING UPDATE RATIONAL (part 1)

Francine Hart, 298 Main Street is speaking as the Chair of the Budget Committee. She mentions part 2 section 5 of our State Constitution which addresses a concept called proportionality. Basically this section states all properties in a municipality need to be proportionally assessed and pay their fair share of taxes. She did a comparison of a property using both values anew and a statistical update. Using values anew a property stays the same for years one through four. In the fifth year the property is valued based on the values anew. In a statistical update a property increases gradually over time. In the case of a property valued at \$405,000 in the fifth year using values anew the property taxes would be \$8,715 while it would be \$9,655 is a statistical update was done yearly. She would like the Board to carefully consider all pieces of the puzzle when deciding on how to best assess all property. If the Board chooses to do a statistical update this year please include commercial. If commercial is based on values anew they are not paying a proportionate amount of taxes. She would like to see the tax burden split evenly between residential and commercial properties in Plaistow.

M. Walker states so far for 2017 we have had a total of six commercial sales. This is helpful information. Four of the six were commercial condex's, one was commercial land and one was the Staples – Walmart Plaza. This property was purchase by an investment company. Sometimes investment companies pay too much for a property in order to show a loss on their financials. M. Walker states Corcoran has sent a letter to the investment firm asking for information regarding the purchase.

Bob Hamilton, Balsam Way states he has been a taxpayer in town since 1987. He states he was both a commercial and residential tax payer. He believes the December tax bills for residential always went up while commercial bills always went down. He felt it sort of balanced out. Now that he is retired and only paying residential taxes he is concerned that annual statistical updates of just residential property allow commercial properties a huge tax break. B. Hamilton's main point is that every time a statistical update is done, whether you lower the tax rate or keep it the same you are giving a tax break to commercial properties. This compounds the following year. He believes every time a statistical update is done it shifts the tax burden to residents. He wants to be able to afford to live here.

M. Walker states property values must be based on facts. They cannot just select a value based on guess work. Arms-length sales transactions are one of the best methods used to assess both commercial and residential property. If a statistical update is done this year the values of commercial condos will be increased.

P. Bracci states B. Hamilton did his homework and thanks him for his presentation.

J. Sherman states our Assessing Agents do not often get financial information from our commercial properties as they should. For that reason he submitted a potential legislative change supported by the Board last year. No changes were made but he suggests B. Hamilton and his

group may want to consider doing something similar or following up with our State Representatives.

F. Hart mentions “Replacement Value” is another way to value commercial property. She is trying for parity, to think outside the box.

J. Sherman closes the public hearing at 7:36pm

RECOMMENDATION FROM CORCORAN & ASSOCIATES (part 2)

M. Walker states a town wide reassessment was done in 2016. This is a complex process involving several steps. The New Hampshire Assessing Board and the New Hampshire Department of Revenue determined that the assessing department successfully met all of the requirements to pass the 5 year recertification process. The result of the 2016 reassessment is used as the starting point for 2017. Based on sales to date as well as other information it appears we are below the minimum 90% valuation rate for residential and commercial properties. The acceptable range for the median sales ratio, established by the New Hampshire Department of Revenue is between 90-110%. Corcoran Consulting Associates, Inc. will move forward as determined by the board. The two options for 2017 are:

1. Proceed with an update to change the assessed values in 2017. This will keep up with the falling ratio and prevent it from falling below the acceptable standards.
2. Wait until 2018 to see what the market activity is. If it continues in this manner you will be required by the New Hampshire Department of Revenue to perform the statistical update in 2018.

M. Walker explains the difference between a statistical update and a reassessment. A reassessment is required by State Law a minimum of every five years. A statistical update tends to prevent large spikes in assessed value when the market is hot and homes are selling for more than the assessed value. This is the current trend in Plaistow. Also, the Market for residential and commercial properties is very different. Other items such a building permits and abatements also effect property valuation.

M. Walker states if you wait and do not do anything this year and the values continue to go up next year will have a huge leap instead of smaller increases.

S. Ranlett inquires what Marybeth recommends.

M. Walker states to allow Corcoran to do a statistical update on both commercial and residential properties.

BOARD OF SELECTMEN TO PROCESS RECOMMENDATIONS (part 3)

Deferred to July 24, 2017. This allows time to digest all of the information presented tonight.

CREATE IMPACT FEE POLICY

Tim Moore states the Selectmen allow the spending of impact fees. Impact fees are set up for capital growth. For example, what additional expenses are needed to maintain and/or help offset costs of new developments? There are different ways of figuring out impact fees. For example public safety fees may be based on the number of bedrooms or square footage while fire suppression/water may be based on linear feet. They are all unique. Further discussion is deferred to September 18, 2017.

PLAN FOR 9/11 CEREMONY

T. Bergeron and J. Kiszka will be co-chairs for the ceremony. B. Hossack will be the administrative staff assistant.

REVIEW OF NON PUBLIC MINUTES

Deferred to a later date.

PUBLIC COMMENT

None

TOWN MANAGERS REPORT

Mark begins by thanking the Board for their confidence. He is happy to work for the town.

Town Land/Building on Rte 108

Dundee Drive Meeting

RMON Server Install

Rockingham Church Race

Meeting with F. Hart & B. Hamilton

Assisted with Human Services

Meeting with Chief McArdle

Public Safety Complex

Homeland Security Grant

CIP Meeting

Complied with the permit for the closed landfill

S. Ranlett would like to have the Town Manager ask Attorney Kalman if we can move forward with the two offers to purchase town owned property. The one from Mr. LaPlume and the one from Ms. Moran.

ACTION ITEM REVIEW

Reviewed

SIGNATURE FOLDER

J. Sherman states the manifest and signature folder are going around.

SELECTMAN REPORTS & OTHER BUSINESS

P. Bracci

- Nothing to report

J. Kiszka

- CIP 6/29
- Public Safety Tour 7/10

T. Bergeron

- Nothing to report as she was on vacation

S. Ranlett

- Nothing to report

J. Sherman

- Little to report as he was on vacation
- Received a press release regarding the collaboration effort of the Plaistow Lions, Police Department and the So. Rock Coalition for Youth. They have put a medication/drug drop off box in the lobby of the Police Department. Local businesses that assisted in this effort were Signs Designs, Lock Supply and Debit Contractors

J. Sherman adjourns the public meeting at 8:55pm

Respectfully submitted,

Beth Hossack,
Recording Secretary