



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

**PLAISTOW BOARD OF SELECTMEN MINUTES:**

**DATE:** August 03, 2015

**MEETING CALLED TO ORDER:** 6:32PM

**SELECTMEN:**

Selectman, Steve Ranlett, Chairman  
Selectman, Joyce Ingerson -Excused  
Selectman, Julian Kiszka

John Sherman Vice Chairman,  
Selectman, Tammy Bergeron  
Town Manager, Sean Fitzgerald

**AGENDA:**

**MINUTES:**

*Motion by J. Sherman to approve the minutes of July 20, 2015. Second by J. Kiszka*

*Vote: 4-0-0*

*Motion passes.*

**PUBLIC COMMENT:**

None

**SWEARING IN NEW POLICE OFFICER MICHAEL PAULEY JR**

Lt Baldwin begins by introducing new Police Officer Michael Pauley, Jr. He is a 24 year old Sandown resident, graduated Timberlane Regional High School in 2009. He graduated Plymouth State University in 2013 with a Bachelor of Science degree in Criminal Justice. Michael will attend the 168<sup>th</sup> Police Academy in Concord, NH at the end of this month. Lt. Baldwin describes the 16 week program and the full hiring process of becoming a Plaistow Police Officer.

S. Fitzgerald recognizes his accomplishments. He was in the top of his class at Timberlane Regional High School and held a high GPA (cum laude) in College. Michael is a stellar candidate adding to the Police Department with a high standard of excellence.

M. Pelletier administers the "Oath of Office" to Michael Pauley, Jr.

S. Ranlett thanks Lt. Baldwin and wishes Michael good luck.

**CORCORAN ASSOCIATES-2015 ASSESSMENT UPDATE**

S. Fitzgerald invites Marybeth Walker, Assessing Contractor in Plaistow for 16 years, to the podium. She is the Vice President of Corcoran Consulting, certified NH Assessor and a top level Department of Revenue Administrator certified supervisor which allows her to change home values.

Marybeth discusses the 2015 updates which are being done in preparation for the 2016 revaluations. The State of New Hampshire requires the valuation ratio to be between 90 and 110%. Plaistow's goal is 95%; New Hampshire market values have increased 3.5% this year while Plaistow has increased 15%. Zillow predicts another 2.7% increase next year. Since Plaistow is a border town we tend to be the first to show change, either up or down based on the market. In 2006 we were at the top of the market then we started to decrease. Recently we are coming back up.

J. Sherman states that back in the 1990's a change was made in the frequency of valuations. This is a positive step to help values stay current.

M. Walker states the New Hampshire Assessing Standards Board requires that properties are visited once every 5 years yet Plaistow does 1/5 of the town each year with an effort to keep ratios within goal. This is why the updates for 2015 are necessary. It is better for the taxpayer to experience smaller increments now rather than waiting for the revaluation in 2016. The current assessment is not showing the increase in market value. Not all properties are at falling ratios. Changes made help even out all town properties. The premise behind revaluation is that all taxpayers pay their proportionate share of the tax burden.

M. Walker suggests we do nothing with Commercial Properties this year due to low sales activity. There is not enough information to adjust Commercial Properties. Letters will be sent to all taxpayers with a change of 5% or more.

J. Sherman inquires if all properties will be inspected for the 2016 revaluation.

M. Walker explains that all permits and sales are inspected with 1/5 of the properties inspected. All properties will be viewed from her vehicle and compared to the information on the tax card.

J. Sherman inquires how we can insure Town owned property is assessed accurately.

M. Walker answers that the process is the same. Town owned properties are tax exempt but the assessment is kept accurate as well as the tax card. GIS is also used for topography information such as wetlands.

J. Sherman inquires how he can be assured that Commercial Properties are assessed fair and accurately as sales of these properties are very different than residential properties.

M. Walker responds that in 2011 it was accurate. Last year some updates were done based on sales information for certain types of commercial properties. Next year everything will be based on new tables. Also, they will look at potential vacant land sales, current sales, and a mix of replacement costs and new market values. They will look back on sales from 2 to 3 years ago if necessary and make time adjustments. The median ratio will still be used.

J. Sherman inquires how income of Commercial Properties should affect the valuation and what are the issues for obtaining such information?

M. Walker responds income and expense sheets are used when available but assessments are based on rental/lease income generating from the property.

S. Fitzgerald mentions tax credits are available for senior's and has Marybeth explain the criterion for qualifying.

M. Walker states the taxpayer must be 65 years or older and meet certain income requirements. The information is in the Town Report.

S. Fitzgerald states just because valuations are increasing Plaistow aims to keep taxes steady, as we are in a healthy financial position.

T. Bergeron inquires why Atkinson taxes seem to be lower than Plaistow.

A discussion follows regarding total equalized valuation, infrastructure, size of a community and the difference between tax rates, tax valuations, and taxpayer liability.

B. Hamilton inquires if current valuations of Commercial Property be accurately determined?

M. Walker responds in 2016 the income and expense sheets will be sent out. The last time it was done was 2011. The only information for 2015 is current sales or public information.

B. Hamilton explains that obtaining current leasing rates per square foot can be obtained by calling the real estate agents/brokers. He states as a business owner on route 125 for 20 years his rent increased 3-4% yearly and believes the property values increased also at that same rate. He feels commercial properties are not properly valued.

S. Ranlett states that just because rent increase, it doesn't necessarily mean that property values increase. Other factors such as increasing expenses are involved.

S. Fitzgerald explains that commercial property owners are the first to complain to the BTLA about property values. Plaistow uses a mix of methodologies with strategic and careful planning to keep the values as fair as possible. He hears the concern and states the revaluation in 2016 will help solve the issue.

J. Sherman thanks Marybeth and states her information was very helpful.

S. Ranlett thanks Marybeth for the presentation, states she did a great job and it was very educational.

### **DONATION**

S. Ranlett reads the donation made to Old Home Day in memory of Alden Palmer in the amount for \$25 from Nancy McCormack and Sandy Peabody.

### **TOWN MANAGER'S REPORT**

Public Safety Complex Project- OPM RFQ's  
MS-1 Extension

Assessing Credits/Abatements  
Old Home Day Donations-In Memory of Alden Palmer  
Notice to Cut Wood/Timber  
Fair Point Communications  
CIP Committee Meeting  
Police Cruiser Sealed Bid

4 bids were received:

- John Morris - \$1,776.00
- William Doucette's Auto & Sales - \$1,036.00
- Blinn's Auto Body - \$750.00
- Chicago Motors Inc - \$707.00

**J. Sherman motions to award the sales of the Town's 2004 Crown Victoria (VIN# 2FAHP71W14X143336) to John Morris for \$1776.**

**T. Bergeron 2nds. Vote 4-0-0**

GREE Funding  
Highway Safety Meeting  
Building Department Updates  
Unitil Energy Efficiency  
Safe Routes To School  
Dispatch Contract  
Recreation Trails Program Contract  
Comcast Contract Negotiations  
Property for Sale  
Upcoming Recreation Events

### **ACTION ITEM REVIEW**

The items are reviewed.

### **OTHER BUSINESS**

None.

### **SIGNATURE FOLDER**

S. Ranlett states the manifest and signature folder are going around.

### **SELECTMENS REPORTS**

J. Sherman –

- CIP Meeting – Very Productive, goal for the next meeting is to clear up Library and Recreation loose ends. Next meeting August 13<sup>th</sup> to finalize the CIP.
- Firing Range – must work with Chief Jones and Lt. Baldwin towards using the facility for more training rather than just a firing range.
- Permission to shoot at Torromeo's Pit or Galloway's, need signage, a barrier, and map of area.

- Sandown Withdrawal – update on Wednesday August 5<sup>th</sup> 2015 in the High School Library.

T. Bergeron-

- Historical Society –they are renaming their scholarship to the Alden Palmer Scholarship.
- Plaistow Garden Club – meeting scheduled for August 8, 2015 at 6:00pm. All individuals and groups are welcome.
- Pollard Playground – fund raising proposal was deferred to the Pollard PTA.

J. Kiszka- nothing to report.

S. Ranlett-

- Planning Board meeting will be held only on Wednesday
- Old Home Day after Action Meeting, Ty is Chairman and Rory Lajoie is the Vice-Chair. Discussion included Create a map for Town Green for vendors, tightening up the parade, the next meeting is scheduled for December, the date is June 18, 2016

S. Fitzgerald notes that Town Staff would like to meet with the Old Home Day Committee.

***MOTION BY J. SHERMAN TO ENTER INTO NONPUBLIC SESSION BY: under RSA 9-A: 311  
(a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal  
2<sup>nd</sup>***

***Board Polled: S. Ranlett = yes, J. Sherman = yes, T. Bergeron = yes, J. Kiszka=yes.***

Public Session adjourned at 8:32 pm

Public Session reopened at 9:20 pm

Respectfully submitted,

Gayle Hamel  
Recording Secretary