

City of Berlin, NH

Board Of Assessors

Minutes of Meeting

August 2, 2019

Location: Assessor's Office, City Hall



Present: Robert Goddard, Chair of Board of Assessors
Kem Rozek, Member of Board of Assessors
Mark Eastman, Member of Board of Assessors
Bryan Chevarie, Assessing Coordinator

1) CALL TO ORDER

The meeting was called to order at 3:00 PM.

2) ROLL CALL & PLEDGE OF ALLEGIANCE

Chair Robert Goddard – In attendance
Member Kem Rozek – In attendance
Member Mark Eastman – In attendance

Those in attendance recited the Pledge of Allegiance.

3) REVIEW & APPROVE MINUTES DATED JULY 23, 2019

The minutes of the meeting of July 23, 2019 were sent to members of the Board prior to this meeting. Robert Goddard noted that he found some language that he believed needed to be amended to more accurately reflect the meeting. In the last paragraph of page one it was written that:

“Robert Goddard made a motion to...have KRT Appraisal attempt to schedule an internal inspection of the property in an attempt to address at least two issues – the condition of the property and if it can be considered over improved for the neighborhood.”

He stated that the, “...considered over improved” wording should be amended to say, “...considered in harmony or disharmony for the neighborhood.” Additionally, he stated that the language regarding the George Sansoucy work files on page eight should reflect that this will be the third request for such information.

Robert Goddard made a motion to accept and seal the minutes as amended. Mark Eastman seconded the motion. All were in favor, inclusive of Kem Rozek. The motion carried.

4) JOINT BOARD OF ASSESSORS & CITY COUNCIL MEETING DISCUSSION UPDATE

NON-PUBLIC SESSION RSA 91-A:3 II (a & e)

Kem Rozek made a motion to go into non-public session per RSA 91-A:3 II (a) “The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted.” Mark Eastman seconded this motion. All were in favor, inclusive of Robert Goddard. The motion carried.

Mark Eastman and Kem Rozek noted that RSA 91-A:3, II (e) is also an appropriate reason to enter non-public in this scenario. The Board of Assessors went into non-public session at 3:15 pm.

RESULT OF NON-PUBLIC SESSION

Robert Goddard made a motion to go into regular session and to seal the documentation provided as the information is confidential material and not right-to-know for issues discussed under RSA 91-A:3 II (a & e). Mark Eastman seconded the motion and stated that the Board was now in public session at 4:30 pm. All were in favor, inclusive of Kem Rozek. The motion carried.

Items and/or topics discussed in non-public:

Discussion regarding tactics and strategy relating to the defense of the Board of Assessors.

Kem Rozek made a motion that a letter be submitted to Mayor and Council for their Monday, August 5th, 2019 meeting regarding the legal representation of the City of Berlin's Board of Assessors. Mark Eastman seconded the motion. All were in favor, inclusive of Robert Goddard. The motion carried.

5) LETTER FROM MARK LUTTER RE: COUTURE ABATEMENT APPLICATION

Members of the Board reviewed a letter submitted to them by Mark Lutter of Northeast Property Tax Consultants. He submitted a request that the Board reconsider the denial of the 2018 tax abatement application he submitted on behalf of his clients, Arthur & Brenda Couture for Map 137-Lots 48 & 53.

The group reviewed the relevant information and ultimately declined to adjust their prior decision to deny the application as there was specific wording in BTLA Docket Nos. 28210-15PT/28846-16PT instructing the City to use the 2016-ordered combined assessment of \$99,600 for subsequent years until a revaluation occurs.

6) LETTER FROM TED BOSEN RE: CURRENT USE

Members of the Board reviewed a letter submitted to them by Ted Bosen regarding the current use status of own of his abutting neighbors. Specifically, the taxpayer inquires (paraphrasing):

1. Whether the boulders that have recently been placed on the trail on their neighbors' property – blocking ATV traffic – would constitute that the property has been “posted.” – **BOA Answer: No, unless it is fenced/restricted to the degree that it blocks access and egress for hunting, skiing, fishing, snowshoeing hiking, and nature observation.**
2. If so, would the landowners be required to seek and obtain permission from the Board of Assessors? – **BOA Answer: No.**
3. If recreationers are no longer able to access his parcel from theirs, does it affect the status of his current use? **BOA Answer: No.**

The Board will send a letter to both parties advising them of the discussion.

7) **OTHER BUSINESS**

None

8) **MEMBER COMMENTS**

None

9) **ADJOURNMENT**

There being no further business before the Board, a motion to adjourn was made by Kem Rozek. Mark Eastman seconded the motion. All were in favor, inclusive of Robert Goddard. The motion carried. The meeting ended at 5:12 PM.

Respectfully submitted,

Bryan Chevarie
Assessing Coordinator

* Note: These minutes are unofficial until they have been accepted by the Board of Assessors by motion.