



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## BOARD OF SELECTMEN MEETING MINUTES July 25, 2011

### **PRESENT:**

Mark Kaplan, Chair, Board of Selectmen  
Tina Helm, Selectmen  
Peter Bianchi, Selectman  
Kimberly Hallquist, Town Administrator

### **ALSO PRESENT:**

Donald Bent, Health Officer  
Norm Bernaiche, Town Assessor  
Sandra Licks, Tracy Library  
Carol Fraley, Finance Officer  
Dave Seastrand, Police Chief  
Peter Stanley, Planning & Zoning Administrator  
Richard Lee, Public Works Director  
Jason Lyon, Fire Chief  
Bruce Parsons, Library Trustee  
Bob Bowers, Library Trustee  
Linda Hardy, Town Clerk/Tax Collector  
Chad Denning, Recreation Department Director  
Tory Lambert, New London Resident  
John & Rosa Vernalia, New London Residents  
Albert Widmer, Non-Resident Taxpayer  
Don & Betsy Little, Non-Resident Taxpayer  
Abe Sander, Non-Resident Taxpayer  
John Manaras, Non-Resident Taxpayer  
Sally Boyd Sander, Non-Resident Taxpayer  
Peter Gunn, Non-Resident Taxpayer  
Edward Prince, Non-Resident Taxpayer  
Robert Cole, Non-Resident Taxpayer  
John Kucera & Susan Graham, Non-Resident Taxpayer  
John Kirchberger, Non-Resident Taxpayer  
Merry Armentrout, reporter for *The Intertown Record*

Chair Kaplan called the meeting to order at 8:00am. He welcomed the attendees to the meeting and acknowledged many of them as non-resident tax payers. He wanted to mention some changes that had taken place in the Town during the last year.

Personnel changes – A new Town Administrator named Kim Hallquist has recently replaced Jessie Levine who took a job in Hanover, NH. They have also hired someone to replace Carol Fraley, Finance Officer, who is retiring in September. Her name is Wendy Johnson and she will be starting in two weeks.

Fiscal Year – The budget year was previously January 1 – December 31, but is now July 1 to June 30, which makes the Town conform to what the State and the Regional School District follow. Along with this, they have instituted quarterly billing. Mr. Bianchi noted that the Town Meeting will now be held on the second Tuesday in May and must be done so due to statute.

Taxes – They have attempted to lower the Town portion of the tax rate and have done so successfully over the last two years.

Ongoing projects – Chair Kaplan said that the most visible project is the one that will take place in Elkins with money from a grant which will fund 80%. A committee has met three times and has come up with suggested ways to make the traffic (both vehicular and pedestrian) safer. Ms. Helm said the primary goal of the project is safety and they do not want to change the climate and culture of the community that is so cherished in the Elkins district.

Sewer Bond – Mr. Bianchi said that this is a \$5.2 million dollar bond being sought to upgrade the sewage treatment plant in Sunapee and they are getting ready to go out to bid for the work. The Town voted to fund this upgrade 2/3 by the users and 1/3 by the general tax base. They have applied for a grant for this but everyone was aware that the State's financial status is in flux. They will move forward with the project whether they get the grant or not as it is badly needed. Chair Kaplan said the State has indicated that they will get a 25% grant but they are waiting to hear from the Federal Government as it is a matching fund scenario and they haven't been given the go-ahead as of yet.

Finances of the State – Mr. Bianchi said that there are a lot of cuts and what the State doesn't fund to the towns, the towns have to fund themselves. There are drastic changes in retirement, which will impact their budget. The next fiscal year budgeting will involve some real concerns, as is true for every town in the State of New Hampshire. New London has not started the budget yet, but Mr. Bianchi wanted to bring this fact to light.

Cell Tower – The Town has signed a contract for a cell tower to be located at the Transfer Station. It will still need to go before the Planning and Zoning Boards before the project moves forward any further.

Ambulance Service – Mr. Bianchi said that they are currently trying to come up with a new model for this service with the use of a consulting firm. A study is being conducted to find out how New London and the other six towns who also benefit from the service can run it in a more cost-effective manner.

Library – Mr. Bianchi explained that a major renovation is being started to the tune of about \$300,000 dollars. There were representatives from the library who would explain the renovations further.

Other things Mr. Bianchi mentioned were that there had been a recent re-assessment in town, that Single-Stream Recycling has been put on the back burner for a while, and that the Beach policy has been upgraded, mostly having to do with parking.

It was asked about details of the beach policy upgrade. Mr. Bianchi said that the general consensus was that people who are not town residents are using the town beaches. Parking at the two beaches is now limited to residents and guests and is enforced by beach stickers and guest passes for vehicles. Parking is prohibited unless the car has a sticker or guest hang-tag. The Police Department will determine when to grant exceptions to those receiving tickets who feel they were ticketed unjustly.

Ms. Helm said it should be clear that each taxpayer whether full or part-time is given a free guest pass. Should they lose their pass, they must pay \$25 for a replacement.

It was asked if the Board of Selectmen could explain the 1/3 that the town taxpayers were responsible for with regards to the sewer bond. Mr. Bianchi said there was a lot of discussion before arriving at this decision. Chair Kaplan said the sewer system takes care of just a portion of the geographic area of New London, but that it includes all of Main Street and almost all of Newport Road. All residents visit restaurants, drug stores, etc. and so it isn't that they don't benefit from the system. When the original sewer was put in, the sewer users paid 1/3 and the rest of the town paid 2/3. They decided that sewer users should pay 2/3 this time around. He indicated that 1/3 was not a tremendous amount of money when it came down to it. Mr. Richmond said that he felt the businesses should pay for their own sewers, and it shouldn't be expected to be paid for by the visitors of the restaurants, etc. He understood that it wasn't a great amount of money but didn't agree with it, just the same.

Mr. Manaras asked for some clarification on the mathematics of the town versus user responsibility for the sewer bond. He pointed out that since sewer users were paying 2/3 by paying their sewer bills and the users were also paying part of the 1/3 on the tax base, he concluded that actually, non-users would be paying only about 1/6 of the cost. Mr. Bianchi agreed, noting that everyone who pays taxes is paying part of the 1/3.

It was asked if the amount paid was based on the size of the property or the tax bill. Chair Kaplan said it was based on usage and how much water is consumed. Mr. Bianchi said that they charge each taxpayer by metering the water they use. If someone is not on Town water, but is connected to the sewer, a meter is put on the individual wells.

Mr. Manaras noted that he brings up two main problems each year at this time. The first concern he expressed was the hours the Transfer Station. One of the major things the residents use is the Transfer Station. For non-residents it is difficult, as it is closed most of the weekend and on Friday as well. He didn't think there was as much demand for the Transfer Station to be open mid-week. Mr. Manaras asked them to reconsider the Transfer Station hours and have it open on Sundays. It was noted that stump-dump hours should remain the same as they are currently, and they wouldn't want it closed on Sundays to enable the Transfer Station to be open.

Mr. Manaras' second point had to do with the speed limit on Main Street, which is posted at 30mph. He also noted that North and South Pleasant Streets and Bog Road are posted at just 25mph, which he felt was too slow. He thought they should both be 35mph.

Chief Seastrand said that if roads are posted at 25mph, they enforce them at 30mph. He didn't believe the Town had taken the proper steps to study the roads after the speed reductions (to 25mph) were implemented. The signs help try to keep the speed down. Main Street is a State road, so they can't change the speed. Chief Seastrand said that they have people speeding all over town so the 25mph sign helps them enforce the lower speeds, but they don't ticket until people are going over 30mph.

Chair Kaplan noted that all the Department Heads were in the room and they went around and introduced themselves.

Don Bent, the Health Officer, was there to comment on a few things. After noting that he had a background in clinical microbiology and public health, and, referring to the earlier discussion of paying for the sewer system upgrades by all taxpayers, he suggested that there is a public health aspect to sewer and provide support for the built-up parts of town. The entire town benefits by having the sewage properly taken care of.

Mr. Bent added that because of changes in the State budgeting, the State is no longer testing public swimming areas for bacteria. He used to coordinate with the State on this effort, but is now doing it himself. He is testing the water every two weeks. Another thing budgeting has effected is the testing of birds for Arbor Viruses, (those viruses transmitted by the bites of mosquitoes). They have had no cases of these viruses (West Nile and EEE) this season. At the State, they are testing crows at a minimum, as it is these types of birds that are the primary species that transmits the diseases. Mr. Bent said he would be happy to pick up a dead bird from anyone's property and that he may be able to get the State to test it. Interested people should call the Town Office to get in touch with him.

Mr. Manaras said that for many years, on Hospital Day, he has been aggravated that on that one day of the year when parking is needed, Barrett Road has no-parking available. He wondered why. Chief Seastrand said they close Main Street off for the parade and they must keep other streets open to handle increased traffic, and potentially emergency vehicles, so no-parking is instituted for this reason.

It was asked what happened to the midway this year and that many people's children and grand-children will be disappointed. Ms. Helm said that Hospital Days were supposed to be a money-maker for the hospital, but it never really was. The Police Department was having to staff overtime, costing the town quite a bit of money, and the rides were expensive as well. It was difficult to get people to run the planning of such a large event. Ms. Helm said that the hospital is looking to go back to the old type of Hospital Days with activities, the parade and the triathlon on Sunday. It became a cost issue in the end.

It was asked about the process for determining the triathlon schedule, as it seemed to start at a later hour this year. Mr. Denning said it is starting at the same time, but that the bike portion was doubled because the triathlon was very short; the winner coming in at just 26 minutes. It was noted that most triathlons start at 7am or 8am. This person advocated moving the race earlier and not doubling the bike portion, as it made it unattractive as a family and community event. Mr. Denning disagreed and said it just elongated the race experience and was still a community event, so exhibited by the many teams who sign up to participate as a relay event. Chief Seastrand said that the extra bike loop will add another 30-45 minutes to the race and he didn't anticipate the department spending much more time on it, as they have it down to a science. Everyone is already in place and it won't take that much more time. It was explained that this was what the hospital wanted and they want to help the hospital keep the course where it is and to do as they wish. Ms. Helm said that she felt this was a trial year for the hospital and the town. Any input they have during that weekend would be very helpful. They are trying a new approach and people can funnel feedback through the Board of Selectmen or Kim Hallquist, Town Administrator.

Mr. Prince asked about not being able to recycle all the plastics they normally do where they live full-time. He didn't understand the storage problem that had been mentioned with regards to plastics. Mr. Lee said it had to do with both marketability and storage. A lot of places take #7 plastics and others that have little or no marketability, but in the end, they are just thrown away. In New London, they need to store a large quantity of recyclables to market them and they just don't have the room to do this. The plastics they recycle now are handled at least eight times by staff before they are marketed. Mr. Lee said there was an argument to go to Single Stream, where all plastics would be accepted, but that plan has not been adopted yet. Ms. Helm said that she is an advocate for both Single Stream and Pay-as-You-Throw programs and is confident the town will move in those directions in the future. She commended Mr. Lee for doing a tremendous amount of background research on the subject.

Someone asked what Single Stream Recycling was. Chair Kaplan explained that currently, people separate the different types of recyclables. In Single Stream, all recyclables are put into one container. Trash goes into another. An off-site recovery plant does the sorting and selling of the recyclables. Ms. Helm said that currently, they can only recycle #1 and #2 plastics, which are mainly bottles. Single

Stream would accommodate all plastics, including hard plastics, such as children's toys. Chair Kaplan shared that the Town recycles and crushes its own glass to use in construction projects.

Ms. Helm said their decision not to sign with the Single Stream Co-Op had to do with the Board's hesitation at signing a 15-year contract, however, she stressed that they do intend to stay on top of the issue, as it made sense. Chair Kaplan said there would be a financial loss experienced and they would have to purchase new equipment to deal with the recyclables when moving to Single Stream. Ms. Helm believed that Single Stream would eventually become a financially responsible decision.

Mr. Bowers, Chair of the Library Board of Trustees, said that over the last several years they have been trying to get Tracy Library in shape by completing several big projects. Mr. Parsons said they are looking to make the building tight, have it last 100 years and make it much more energy efficient. This year they are focusing on updating the wings that were built in the 1990's. They are taking off the clapboards, and sheathing, replacing fiberglass insulation, tightening up, putting up low-e windows, and at the end of that week they will be  $\frac{3}{4}$  of the way done. After July, they will be ready to open up the new entrance which has a handicap accessible ramp. Mr. Parsons said that they will be keeping the old glass in the sashes and will put low-e insulated windows on the inside to keep the look of the old building. As of today, they are starting the new main entrance. The old entrance had problems with water runoff into the building and ice build-up. Once it became a safety issue, they decided to go through with the project. Mr. Parsons said that Mr. Lee donated the use of the Town garage so that volunteers could paint 16,000 square feet of clapboards, which saved a substantial amount of money. He thanked Mr. Lee for his willingness to assist in this effort. 11,000 square feet was painted at another time during the last year for another section of the library.

Ms. Helm said that someone contacted her with concerns that there was still a mold issue in the children's room. Mr. Parsons said they are working to replace the HVAC system and there is not a mold issue in the basement any more. They brought in two independent firms to test and no mold of any kind was found. In the children's area there was some mold growing on some glue sticks. The room will have an air ventilation system and the air will be going up the old chimney. They are working on the problems of an area that is located in the basement of an old building.

Mr. Manaras said he had sympathy for the person who wants the transfer station open on Sundays, as well as for those who don't want to ask personnel to work on the weekends. He had a thought, which was that there were some people who pick up residential trash as a business. Perhaps someone from one of these businesses could park a truck somewhere on a Sunday and collect trash from people leaving town for a nominal fee. He said he would be happy to pay per bag going out of town so he wouldn't have to bring his garbage back to his home town when he leaves on Sunday. He suggested \$1 per bag. He wondered if anyone else would be interested in doing this. There were other people at the meeting who said that they would be interested in such a service to avoid bringing their trash home with them after the weekend. Mr. Manaras said that he would write something up for Ms. Hallquist to solicit interest within her email bulletin.

Mr. Bianchi said this was an issue that has been brought up previously. He noted that the hours used to be Tuesday, Thursday, Saturday and Sunday.

Mr. Bianchi commented that he hoped the non-residents who were present at the meeting could recognize how much thought and work the staff puts into the decisions that are made for the town. He wanted to thank the staff that was there, for their work throughout the year. He noted that any of the members of the Board of Selectmen or Ms. Hallquist are always happy to be approached with questions or comments.

Abatement Recommendations

Ms. Helm asked to have the Checkerberry Knoll Trust abatement revisited. Mr. Bernaiche, Town Assessor, said that originally they had missed the adjustment, which explained the request for abatement. There were three instances which determine whether a lakeshore property is given a reduction within the assessment. In the first scenario, the house and land are all on the lake side (no reduction), the second scenario is when the house is on a small parcel across from the lake and other buildings are on the lake side, and the third is when all the buildings are across the road from the lake. They missed the 25% adjustment on this property and it was his recommendation to adjust the amount. An abatement of \$200,700 was his recommendation.

Chair Kaplan said that most of the land was across the street and because of this, there is less land with shore frontage. He felt they should approve Mr. Bernaiche's recommendation. Mr. Bianchi noted that this abatement was voted on at a previous meeting. He understands that Ms. Helm would like to bring it up again, which is fine, so long as it is understood that in the future, if another Board member would like to re-consider a past vote, that it may be done. He noted the past policy of the Board was that no vote could be re-considered. Ms. Helm said that when this vote was first taken, the conversation was a little "all over the place" and for her it was not focused enough and she did not vote as she had intended. Ms. Helm noted that her understanding from Ms. Hallquist is that the Board may revisit any vote so long as no one has taken action based on the earlier public vote on a matter. Ms. Helm agreed with Mr. Bianchi that future votes could be revisited under these circumstances.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to rescind the prior vote on the Checkerberry Knoll abatement decision, as stated in the minutes of June 27, 2011.**

**THE MOTION WAS APPROVED.** Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi – No.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve Mr. Bernaiche's abatement recommendation in his memo of June 9 and June 26, 2011 for the Checkerberry Knoll Trust, to change the assessment from \$861,500 to \$660,800. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi – no.

Mr. Bianchi noted that at this point in time, what they have approved for abatements is \$2.2 million dollars, excluding the Barn Player's which was changed to non-profit. Mr. Bernaiche said that there were a few things coming back on the books in the positive as well.

*Lakeside Lodge (Map/Lot 080-085-000)*

Mr. Bianchi said that Route 103 should be listed as Route 103A throughout this abatement request.

Mr. Bernaiche said that he had misinterpreted a court decision that affects this assessment. After some discussion with Vahan Sarkisian, Peter Stanley (Planning and Zoning Administrator) and Bart Mayer (Town Counsel), he is comfortable that his current interpretation is correct. In this case, he was looking at the highest and best case. There are six lots across the street and he was looking at the uses to which they could be put. Mr. Bianchi said that the lawsuit was one that New London lost. Mr. Bernaiche said that if they try to use the property for a marina, zoning would come into play so they have a limited use of what it could be used for.

**IT WAS MOVED (Tina Helm) AND SECONDED (Peter Bianchi) to approve the reduction of \$341,000 on the waterfront land on Route 103A on lot 080-085-000.**

**THE MOTION WAS APPROVED UNANIMOUSLY.**

*Lakeside Lodge (080-006-000)*

Mr. Bernaiche said that this was a suggested reduction of \$26,100 in assessment and noted that this was just a matter of being consistent and his not tying parcels together.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve the reduction of \$26,100 in assessment on Route 103A lot 080-006. THE MOTION WAS APPROVED.**

Mark Kaplan – Yes, Tina Helm – yes, Peter Bianchi – no.

*Herrick Cove Partners, 316 Route 103A, Map 080-009-000*

Mr. Bernaiche said that this was a suggested reduction of \$80,900. He said that the property owners had a survey done and the lot is nowhere near comparable to a similar property he had used to determine the assessment. There was no dock, no road frontage, and the shape of the land was not as nice. Mr. Bianchi asked if the property was able to be subdivided. Mr. Bernaiche said it was not; there was no road frontage and they have to access it through the Broom's property.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve the reduction by \$80,900 on 316 Route 103A lot 080-009-000. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi – no.

*John and Rosa Vernalia, 566 Newport Road, Map 045-022-000*

Mr. and Mrs. Vernalia were present at the meeting. Mr. Vernalia read from a letter he had distributed to the Board of Selectmen earlier. The letter noted his extensive background with assessment. Mr. Vernalia didn't feel that his cottage, located on a small lot on a small pond was a fair comparison to the large lot with large home on a lake property that had been used to determine the value of his home. He has experienced a 49% increase in the assessment of his home. He explained that Mr. Bernaiche hadn't used a single pond-front comparable sale. Mr. Vernalia took issue with Mr. Bernaiche's description of their road as being "private" when in fact they live on busy Newport Road and they see and hear every car that goes by. The Vernalia's believe that the Town's 2009 assessed value was not wrong by 49% because not one sale has been seen in that area. They believe their value is \$258,000 or less and would appreciate answers to these issues. Mr. Vernalia included a comparison of his home to 46 Wallula Road, which was a recent sale in New London, and adjusted portions of the property based on location, condition, etc. After this exercise, he found the value of his home to be \$258,000. He was sorry that he had no comparable adjustments to look at from the assessor.

Mr. Bianchi said that he would recuse himself from all discussions and voting regarding Murray Pond properties, as he has done some work for homeowners in that area in the recent past.

Mr. Bernaiche said that most of Mr. Vernalia's complaints are in the form of personal attacks against himself. He explained that they don't do single property appraisals and they don't make individual adjustments in a grid system like Mr. Vernalia did; all the adjustments are built into the model to account for views vs. no views, the size of property, size of the home, etc. It is already built into the master appraisal system. The data they put in brings forward a value. The percentages Mr. Vernalia gave are not based on anything. Mr. Bernaiche said that the property Mr. Vernalia was referring to (on Wallula Road) was a \$275,000 cottage that was purchased and then torn down. He stood on his original explanation that the neighborhood was under-valued as a whole and this is an attempt to rectify the matter. Another independent assessor concluded that there was an appraised value of \$295,000 and his own recommendation was \$311,000, which was within 5.6%. To have two appraisers come this close is considered to be a sound judgment.

Chair Kaplan asked Mr. Bernaiche if a lake view property shouldn't have been used because the Vernalia's property is located on a pond. Mr. Bernaiche said that the land is worth \$169,000 on a pond

versus over \$200,000 on a lake and that this is all accounted for in the formula. Ms. Helm said that since Mr. Vernalia read the letter to them, in addition to the input from the last meeting, she was comfortable making a decision.

Mr. Vernalia said that his property is separate from an association, but that he does belong to an association that gives them access to a 50' beach. He said that he thinks his property is worth \$258,000 after analyzing the Wallula property and discounting some items. He commented that the Newport Road location is noisy. Mr. Bernaiche noted that the beach they have access to is actually 75'. Mr. Lambert, President of the Murray Pond Association, was there and confirmed that the beach was 75' in length.

Ms. Helm thanked Mr. Vernalia for coming up with his numbers and for all the work he did. She added that Mr. Bernaiche has also done a lot of work on this and said she was inclined to go along with his recommendations.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve Mr. Bernaiche's recommendation on 566 Newport Road for a reduction of \$27,600. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm, yes, Peter Bianchi abstained.

*Barron & Sandra Lambert, 2 Murray Pond Road, Map 045-020-000*

Mr. Lambert ran through a short narrative explaining their application. The land component of their property has been in the \$70,000 assessment range over many years. They have now gone up by over \$100,000; almost 1.5 times the original assessment. He didn't think there was any broader increase in land values that would justify that increase. He felt the theme was not that values had increased, but that land values had been mistaken. A substantial value is being put on the Murray Pond Association rights and it seemed that it is these values that are causing the increase of \$100,000 of their land component. The value of the common beach is an accessory to the lots but doesn't have a development value that is worth a million dollars. It is used as an access for boating and swimming for 12 different families. They think that taking that big value and spreading it around to the users is excessive.

Mr. Lambert said that earlier they spent some time with the Town of New London after the common lot taxes increased by \$100,000 which was reduced. They felt they came to the understanding that the common area rights were an accessory benefit to the lots but shouldn't increase each lot by hundreds of thousands of dollars. He said that he was speaking on behalf of himself and his own property although he is the President of the Murray Pond Association.

Mr. Bernaiche said that when they talk about a million dollar lot value, that includes 12 lots. Mr. Lambert has a \$143,400 lot value, including the house lot, access to sewer, is close to town, and includes the amenities of the pond view and access to the water. These lots were severely undervalued in the past. A house on an even smaller lot in New London can't be found for this amount.

He said that some appraisers tend to undervalue things when there are not a lot of sales. One of the processes they employed was to look at those issues and figure what adjustments and neighborhood factors seemed to make sense. They were rational in their thinking. Just because there haven't been sales, doesn't mean that the lots don't have value.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve the recommendation of Mr. Bernaiche at the property of 2 Murray Pond Road, Map 045-020-000 to reduce the assessment by \$27,700. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi abstained.



*Deborah Hoover 39 S. Cove Road, Map 045-023-000*

Mr. Bernaiche said that Ms. Hoover was at the last meeting on Friday. He looked at the Route 11 noise complaint and he didn't think it was as severe as even the Vernalia's complaint. He felt his original proposal should remain which was \$311,700; a reduction of \$14,100.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve Mr. Bernaiche's recommendation on property 39 South Cove Road 045-023-000 which is an abatement reduction of \$14,100. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi abstained.

*Robert F. Cole, 82 Murray Pond Road Map 045, lots 11, 12, 13 & 14*

Mr. Bernaiche said that there are three lots which are considered buildable and one is not. He recommended no change on that one lot. Mr. Cole has since merged the three lots.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve Mr. Bernaiche's recommendation on the following reductions on lots 045-011-000 in the amount of \$28,200, no change on the second lot, 045-012-000, lot 045-013,000 a reduction of \$25,400, and on the fourth lot, 045-014-000 a reduction of \$26,600. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi abstained.

*Jane Muller Irrevocable Trust (138 Herrick Cove, Map 091-020-000)*

Mr. Bernaiche said that things were coded incorrectly as a bungalow. This property was being used seasonally. Once he gained inspection, he recommended a value of \$875,000. Because the house can only be used seasonally, they reduced the value of the land by 5%. This is done because in order to make it a year-round property they would need to go through shoreline protection acts and spend considerable money. Mr. Bernaiche said that he changed the code from a bungalow to a camp.

Mr. Bianchi didn't agree that the land should be decreased because the home on it was not year-round. He was not be in favor of decreasing the land value, but was fine with the home being decreased in value. Chair Kaplan said that if they have to spend money to prepare the land and site and comply with the Shoreland Protection Act, it would make sense to decrease the value of the land. Mr. Bianchi said that anyone who lives on the lake has to pay extra to do certain things on their property so in his opinion, they shouldn't decrease the value of the land because of the fact that it isn't a year round home.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to accept recommendation of a reduction of \$71,600 for the property at 138 Herrick Cover at 090-020-000. THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi – no.

*John D. Pope, 98 High Pine Lane, Map 044-010-000*

Mr. Bernaiche recommended that the abatement be denied. Mr. Pope submitted an appraisal and he looked at the sales that had occurred. Appraisals tend to be constrained but the assessors have historical data to use as a guideline to determine a present value. Appraisers don't have that ability. There have been other sales he reviewed on the lake that justified his recommendation.

Mr. Bianchi said that he recused himself as he has done work previously for High Pine Association.

**IT WAS MOVED (Tina Helm) AND SECONDED (Mark Kaplan) to approve Mr. Bernaiche's recommendation for 98 High Pine Lane, 044-010-000, to deny the abatement request.**

**THE MOTION WAS APPROVED.**

Mark Kaplan – yes, Tina Helm – yes, Peter Bianchi abstained.

*John Pesando, 54 Checkerberry Lane, Map 044-032-000*

Mr. Bernaiche recommended a \$42,200 reduction. He said that it had to do with the low water (being in a cove), and it is actually “average” and not “better than average” as they had listed it. Half of the home is on piers and there is minimal basement. They don’t automatically make an adjustment for a cove, as some coves do not have low water. He explained that the reductions were as follows: the building went from \$81,800 to \$61,200 and the land changed from \$481,700 to \$453,100.

**IT WAS MOVED (Tina Helm) AND SECONDED (Peter Bianchi) to accept the recommendation to reduce the assessment on property 54 Checkerberry Lane 044-032-000 for \$42,200.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

Mr. Bianchi asked that the Board be provided with information showing the assessment figures of the town before the abatements, and what it looks like now, after the abatements to see how much the grand list went down. Mr. Bernaiche agreed to provide the information.

Upcoming Meetings

CAC Meeting, August 6<sup>th</sup> – It was asked if they would need a speaker for this meeting. It was determined that they did not have to have a speaker, but would open it up to general questions. Ms. Helm noted that she would not be present at the meeting.

Other Business

Mr. Bianchi expressed concern about the condition of the American flags on the telephone poles along Main Street. He noted that it was his understanding when the Board gave permission for the flags to be put on the poles, that the person requesting permission would maintain the flags going forward. Mr. Bianchi asked that Mr. Leach be contacted and asked when he will be addressing the issue of the flags.

Application for Building Permit:

- Alan & Paul Mathewson, 495 Elkins Road (Map & Lot 078-001-000) add dormer and re-roof building – Permit #11-063 – Approved.
- Karl Briggs, 419 Bunker Road (Map & Lot 063-001-000) uncover 3’ section of LP tank – Permit #11-064 – Approved.
- David & Karen Demers, 624 Bunker Road (Map & Lot 076-029-000) replace sills & floor supports – Permit #11-065 – Approved.
- Thomas Young, 72 Checkerberry Lane (Map & Lot 044-029-000) install generator – Permit #11-066 – Approved.
- New London SC LLC, 295 Newport Road (Map & Lot 059-008-000) interior renovations – Permit #11-067 – Approved.

Application for sign permits:

- Kearsarge Community Presbyterian Church, 2 signs – 1 at Information Booth – 1 at Church – Approved.
- Permanent Sign: Ledyard Bank, 178 County Road – Approved.

Application for use of Town Conference room:

- Adventures in Learning – Jan. 4, March 21, March 28, & June 13, 2012 – Approved.

Abatements:

- Robert F. Cole – Map & Lots (045-011-000, 045-012-000, 045-013-000, 045-014-000)
- Checkerberry Knoll Trust – Map & Lot (037-003-000)
- Herrick Cover Partners c/o D. Connolly Esq. – Map & Lot (080-009-000)
- Lakeside Lodge c/o Perry Wheaton – Map & Lots (080-005-000 & 080-006-000)
- John Pesando – Map & Lot (044-032-000)
- Jane Muller Irrevocable Trust – Map & Lot (091-020-000)
- John D. Pope – Map & Lot (044-010-000)
- John & Rosa Vernalia – Map & Lot (045-022-000)
- Barron & Sandra Lambert – Map & Lot (045-020-000)
- Deborah Hoover – Map & Lot (045-023-000)

Other items to be signed:

- Disbursement voucher for week of July 25, 2011
- Raffle Permit for Charitable Organization – Camp Sunshine – approved.
- 2 Petitions & Pole Licenses – Approved.

**IT WAS MOVED (Peter Bianchi) AND SECONDED (Tina Helm) to adjourn the meeting.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 11:05am.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of New London