

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JANUARY 10, 2012

Preliminary Minutes

Present: Chair Judy Colby, Bill Curtis, Pam Dunning, Vice Chair David Nichols, Ed Polewarczyk and Assessors' Agent Sue Varney

1. Call to Order

Judy Colby called the meeting to order at 6 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

3. Abatement meeting to discuss and act on 14 abatement requests

Barry and Lesley Brynjolfsson (U08-002, Acct. #1559)

The record of a sale to abutters, leaving this property without waterfront, was not recorded and in order to correct this, the Assessors' Agent recommended an abatement valued at \$350,000, resulting in a refund of \$5,302,50. Robert Patterson, attorney representing the Brynjolfssons, requested a further \$100,000 reduction from the current recommended assessed value of both the land and buildings. He cited the functional and economic obsolescence of the property. Assessors' Agent Sue Varney will correct the record to change the number of bathrooms to 1 and 1/2 baths and eliminate the non-functional fireplaces. She will make a site visit to the property to properly assess the functional obsolescence of the house.

Ed Polewarczyk moved to postpone action until Sue Varney can complete action on this property. Vote 5-0-0.

K2 Holdings LLC (U11-022, Acct. #1668)

K2 Holdings LLC requested a reduction in value due to fire and provided the board with the replacement cost provided by the insurance company; however, the assessed value of the property was less than the insurance value at the time of loss. The building was 75% functional and the applicant asked for a decrease to 50% functional for tax year 2011 only. **David Nichols moved to drop the 75% functional to 50%. Vote 5-0-0.**

Lester Morse (R03-001, Acct # 353)

Ted Zagwyn, acting for Mr. Morse, asked for an abatement on the basis of a reduction in real estate values in the past three years. Sue Varney explained that the assessed value was not based on an appraisal and no abatement could be made unless the applicant could show that the assessment of his property was inconsistent with similar properties. **Judy Colby moved to deny the abatement and give the applicant an opportunity to refile at a later date. Vote 5-0-0.**

Martina C and Terry A. Moore (U01-089, Acct. #1226)

Martina C. and Terry A Moore (U011-105, Acct. #1243)

The applicants had filed for an abatement on the basis that nearby properties had sold for less than the taxable valuation. The applicants were not present. Sue Varney said she had notified the owners of the meeting and that the values should stand unless and until the values of all properties in the neighborhood were adjusted. She said the selling price of a house is not necessarily the assessed value. Ed Polewarczyk suggested postponing this matter until the owners were present because in similar cases where the owners were not present, they did not

return to the Board of Assessors but appealed directly to the County Commissioners. **Judy Colby moved to deny both claims. Vote 4-1-0.**

Edward Kitfield (U01-054, Acct. #1365)
Edward Kitfield (U02-056, Acct #1367)

An abatement was due in these two cases because of a clerical error. **David Nichols moved to grant the abatements. Vote 5-0-0.**

Susan Coombs (U-06-019/001, Acct. # 2028)

Sue Varney said the mobile home was destroyed and the abatement was necessary to clear the books. **Judy Colby moved to grant the abatement to clear the books. Vote 5-0-0.**

Nancy Longfellow (U11-016-011, Acct #1660)

An abatement was requested because of flood damage to the finished basement and half-bath in the basement. Sue Varney said she had based the abatement on lack of the finished basement only. The half bath will be removed and the abatement recalculated. **Pam Dunning moved to grant the abatement when corrected. Vote 4-1-0.**

Amanda Fogg (U21-005, Act# 1837)

The applicant had not received the blind exemption. Sue Varney recommended an abatement valued at \$4,000, resulting in a refund of \$60.60 be granted. **David Nichols moved to grant the abatement. Vote 5-0-0.**

Peter Fairfield (R01-016, Acct # 2528)

The size of the mobile home was corrected from 28 x 56 to 24 x 56 and the Assessors' Agent recommended an abatement valued at \$10,400 resulting in a refund of \$157.56 be granted. **Judy Colby moved to approve the abatement. Vote 5-0-0.**

William Thayer (R02-017D, Acct. # 215)

The house burned and the record was not corrected to reflect that. Sue Varney recommended an abatement valued at \$120,006 resulting in a refund of \$1,818.09 be granted. **David Nichols moved to grant the abatement. Vote 5-0-0.**

Neopost Leasing, Inc. (Personal Property #320)

This business merged with Mail Finance and should not have been assessed. Varney recommended an abatement valued at \$2,000, resulting in a refund of \$30.30 be granted. **David Nichols moved to grant the abatement. Vote 5-0-0.**

Poverty Abatement

Judy Colby moved to go into executive session pursuant to 1 M.R.S.A §405(6)(A)(1) to discuss a poverty abatement. Vote 5-0-0.

Judy Colby moved to come out of executive session. Vote 5-0-0. Judy Colby moved to deny the abatement. Vote 5-0-0.

4. Other Business

Town Manager Laurie Smith proposed a resolution for action by the selectmen to amend the town's Money Purchase Pension Plan. The amendment would exclude from participation those employees who elect to participate in the Maine Public Employees Retirement System and to allow employees participating in the MePERS to transfer funds from the current provider to another trust. Smith said there are outstanding issues with the RSU that will be worked out at a later time. Two corrections were made. **Pam Dunning moved to adopt the resolution as amended. Vote 5-0-0.**

Executive Session regarding Mason Station LLC

Judy Colby moved that the Board of Selectmen go into executive session pursuant to 1 M.R.S.A. §405(6)(E) to discuss properties at Birch Point Road (Mason Station LLC) with legal counsel. Vote 5-0-0. The board entered executive session at 7:28 and exited at 8:58 pm.

5. Adjournment

Judy Colby moved to adjourn the meeting at 9:00 pm. Vote 5-0-0