

## **Abatement meeting minutes January 13, 2009**

Present: Bill Curtis, Phil DiVece, Bob Fairfield, Chairman David Nichols, Vice-Chairman Nicole Viele and Assessors' Agent Sue Varney.

Chairman David Nichols opened the meeting at 6:00 pm and moved, Nicole Viele seconded, to go into executive session under Title 1; Chapter 13: Section 405 Paragraph 6 (1) for the purpose of discussing poverty tax abatements as defined in the Maine Revised Statutes Title 36: Part 2: Chapter 105: Subchapter 8 Paragraphs (2) and (3), pursuant to 36 M.R.S.A. § 841 (2). **Vote 5-0.**

The Board returned to regular session at 6:10 pm. **Nicole Viele moved, Bob Fairfield seconded, to deny case A. Vote 5-0. Nicole Viele moved, Phil DiVece seconded, to handle Case B as done previously. Vote 5-0.**

#3. Cynthia E. Collamore (Map R01-016-A, Acct. #2123). This property is a double-wide mobile home and needs to be corrected to be similar to all other double-wide mobile homes in Wiscasset. **Nicole Viele moved, Phil Divece seconded, to grant the abatement in the amount of \$12,200 in valuation, resulting in a refund of \$165.92. Vote 4-0-1 (Bob abstained).**

#4. Peter Fairfield (Map R01-016-B, Acct. #2528). This property is a double-wide mobile home and needs to be corrected to be similar to all other double-wide mobile homes in Wiscasset. **Nicole Viele moved, Phil Divece seconded, to grant the abatement in the amount of \$26,900 in valuation, resulting in a refund of \$365.84. Vote 4-0-1 (Bob abstained).**

#5. John E. Wagner (Map R01-032, Acct. #107). This property had been assessed for the wrong acreage. From a survey the acreage was reduced from 115 acres to 111.50 acres. **David Nichols moved, Bill Curtis seconded, to grant the abatement in the amount of \$300 in valuation, resulting in a refund of \$4.08. Vote 5-0.**

#6. Aaron Sproul (Map R02-003-001, Acct. #173). This mobile home has no slab and the physical % due to age and condition needed to be corrected. **Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$26,800 in valuation, resulting in a refund of \$364.48. Vote 5-0.**

#7. Glenn Lewis (Map R02-038-A, Acct. #261). This property now belongs to the Town of Wiscasset and needs to be abated to remove the amount due from the books. **David Nichols moved, Bob Fairfield seconded, to grant the abatement in the amount of \$4,170.97. Vote 5-0.**

#8, Elizabeth Young (Map R02-044-C, Acct. #285). This property now belongs to the Town of Wiscasset and needs to be abated to remove the amount due from the

books. **David Nichols moved, Bob Fairfield seconded, to grant the abatement in the amount of \$15,506.83. Vote 5-0.**

#9. William Barnes (Map R03-036, Acct. #360). The shed on this property needs to be moved to another property, which the owner will advise as to which one. The owner states there is no longer an apartment, that the upstairs is a prep place for the restaurant below. **Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$60,000 in valuation, resulting in a refund of \$816.00. Vote 5-0.**

#10. Valerie D. Giusani (Map R04-011-A1, Acct. #496). This was a foreclosure sale and house was in disrepair April 1, 2008. The property will be checked for 2009. For 2008 corrections were made to number of baths, function and the condition. **Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$30,200 in valuation, resulting in a refund of \$410.72. Vote 5-0.**

#14. James & Jean Sutter (Map R06-002, Acct. #804). This is an older single wide mobile home. The year and grade was corrected to be like all others in town of similar age. **Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$5,500 in valuation, resulting in a refund of \$74.80. Vote 5-0.**

#15. John E. Bailey, Jr. (Map R-7-008, Acct. #906). Land was subdivided into separate lots and new lot 1.9 acres was not subtracted from original lot. **David Nichols moved, Bill Cutis seconded, to grant the abatement in the amount of \$4,000 in valuation, resulting in a refund of \$54.40. Vote 5-0.**

#16. Paul & Dianne Dickson (Map R07-019-A, Acct. #920). Property was being assessed as if waterfront influence and it is not. **David Nichols moved, Bill Curtis seconded, to grant the abatement in the amount of \$86,200 in valuation, resulting in a refund of \$1,172.32. Vote 5-0.**

#18. Fred & Delight Murray (Map R07-026-004, Acct. #953). Assessment was done for wrong acreage. **Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$2,000 in valuation, resulting in a refund of \$27.20. Vote 5-0.**

19. Robert Greenleaf & Carrie Prive (Map R07-039-017, Acct. #2054). Property was not owned by applicants until 2005 and earlier years taxes due need to be removed. **Bob Fairfield moved, Phil DiVece seconded, to grant the abatement in the amount of \$56,450 in valuation, resulting in a refund of \$733.85. Vote 5-0.**

Attorney Edward Dardis introduced himself and stated that he represents Mr. Applebee, Mr. Gray, the Selby's, and the Haney's and suggested that all the applications be taken up together as they were basically the same request. Mr. Dardis gave a brief explanation of all the requests. Attorney Dardis asked that David Nichols

recuse himself from the proceedings as he has a possible interest in the matter as he lives further down on the same street.

Mr. Dardis stated that the applicants issue are that all the properties are not the same on the road, that these properties are not all deep water and not all tidal. He requested on behalf of his clients that all properties be returned to what they were before the September meeting.

20. Kevin Applebee (Map R09-007-A02, Acct. #1944). **Nicole Viele moved, Phil DiVece seconded, to grant the abatement with the 125% factor for a total valuation of 287,000 from 365,200. Vote 2-2-1 (David abstained). Motion denied.**

21. Richard & Marsha Gray (Map R09-007-A03, Acct. #1995). **Nicole Viele moved, Phil DiVece seconded, to grant the abatement with the 125% factor for a total valuation of 184,700 from 263,000. Vote 2-2-1 (David abstained). Motion denied.**

23. Samuel B. & Kayda Selby (Map R09-007-C & A01, Acct. #2365 & 1993). **Nicole Viele moved, Phil DiVece seconded, to grant the abatement with the 125% factor for a total valuation of 296,600 on lot 7C from 378,100 and on lot A01 148,400 from 226,600. Vote 2-2-1 (David abstained). Motion denied.** The Selby's also requested that the two properties be put together for tax purposes only, which will be done for tax year 2009.

24. Stanley & Susannah Haney (Map R09-007-D & E, Acct. #2366 & #2367). **Nicole Viele moved, Phil DiVece seconded, to grant the abatement with the 125% factor. Vote 2-2-1 (David abstained). Motion denied.**

Mr. Dardis requested a transcript.

22. Park Dongwone (Map R09-007-A05, Acct. #1997). This lot is undeveloped and should reflect the fact in the assessment. **David Nichols moved, Bob Fairfield seconded, to grant the abatement with a factor of 65% on the first unit, giving a total valuation of 152,000 from 222,000 and an abatement of \$70, 000 in valuation, resulting in a refund of \$952.00. Vote 5-0.**

25. Wiscasset Yacht Club (Map U01-071, Acct. #1207). The request was for a charitable and benevolent exemption as the club has non-profit status. **Bill Curtis moved, Bob Fairfield seconded, to grant the abatement in the amount of \$483,700 in valuation, resulting in a refund of \$6,578.32. Vote 5-0.** It was suggested that the Yacht Club make a PILOT (payment in lieu of taxes) donation to the town for services that they do receive. It was mentioned that perhaps the use of the parking lot at some times in the summer could also be discussed. Mr. Clark, who represented the Yacht Club, said that he would bring the matter up to the Board. (Note: on Jan. 15<sup>th</sup> Sue contacted Nancy Weeks who stated that the application was missing some required information and that we would try to get the information before actually issuing the abatement.)

26. Gail Burke & James Spurlin (Map U01-144, Acct. #1283). This property is still in renovation stage and should return to the 2007 values and a site visit performed for 2009. **Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$148,300 in valuation, resulting in a refund of \$2,016.88. Vote 5-0.**

27. David Dutton (Map U23-001-001, Acct. #2055). The year of the mobile home was corrected. **David Nichols moved, Bill Curtis seconded, to grant the abatement in the amount of \$11,100 in valuation, resulting in a refund of \$150.96. Vote 5-0.**

30. Kim Bachelder (Personal Property Acct. #320PP). Business closed 2007. **Bob Fairfield moved, David Nichols seconded, to grant the abatement in the amount of \$490 in valuation, resulting in a refund of \$6.66. Vote 5-0.**

31. Robert Morgan (Personal Property Acct. #259PP). Business closed 2007. **Bob Fairfield moved, David Nichols seconded, to grant the abatement in the amount of \$30,000 in valuation, resulting in a refund of \$408.00. Vote 5-0.**

32. R. M. Tate (Personal Property Acct. #273PP). Business closed 2007. **Bob Fairfield moved, David Nichols seconded, to grant the abatement in the amount of \$1,380 in valuation, resulting in a refund of \$18.77. Vote 5-0.**

33. G. E. Capital Information Tech Solution (Personal Property Acct. #124PP). An asset was terminated and account needs to be adjusted. **Bob Fairfield moved, David Nichols seconded, to grant the abatement in the amount of \$2,514 in valuation, resulting in a refund of \$34.19. Vote 5-0.**

34. Williams Scotsman, Inc. (Personal Property Acct. #173PP). An asset was not depreciated correctly. **Bob Fairfield moved, David Nichols seconded, to grant the abatement in the amount of \$280 in valuation, resulting in a refund of \$3.81. Vote 5-0.**

35. Wicked Good Aviation (Personal Property Acct. #115PP). Business closed 2007. **Bob Fairfield moved, David Nichols seconded, to grant the abatement in the amount of \$21,740 in valuation, resulting in a refund of \$295.66. Vote 5-0.**

Meeting adjourned at 7:25 p.m.

