

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
January 26, 2009
MINUTES**

Call to Order:

6:00pm Chairman of the Board of Selectmen, Stephen R. Barry called the meeting to order.

Roll Call:

Present: Stephen R. Barry, Chairman; R. Andrew Robertson, Vice Chairman; John Reagan,
Walter C. Hooker and Alan O'Neal, Selectmen

Also Present: Cynthia Heon, Town Administrator

Pledge of Allegiance to the Flag:

Chairman Barry asked everyone to rise for the pledge of allegiance to the Flag.

Avitar Associates of N. E., Inc:

Present: Gary Roberge, President-Avitar

Also Present: Penny Touchette, Assessing Clerk
John Krebs, Tin Pot Realty

Point of Order:

Gary Roberge, President of Avitar Associates of N. E., Inc., advised the Selectmen if the Board of Tax and Land Appeals (BTLA) case was discussed, he recommended a Nonpublic Session as the settlement is still being negotiated.

- Tin Pot Realty

The abatements before the Selectmen for Tin Pot Realty were explained by Gary Roberge. The subdivision came out of Current Use several years ago and the Land Use Change Tax was based on the market value and condition at the time. Eighteen (18) lots have not sold and due to a declining market cannot be sold. The value of an entire estate is different than the value of an individual lot. Holding costs brings the total value below what one would typically think of as market value. With eighteen (18) lots unsold, three to five years of holding costs and time apply. Loren Martin, of Avitar, conveyed this in a letter forwarded to the Selectmen and included the recommended adjustment.

The Selectmen questioned what impact this would have on all other Deerfield properties citing examples of the senior housing project on Church Street and the Tukcor Development. Mr. Roberge and Loren Martin looked at other properties but none were in the same situation because the land remains in Current Use.

By dropping the land value from \$85,000 to \$65,000, Chairman Barry asked if all three acre lots, in Deerfield, were now valued at \$65,000. Mr. Roberge explained the value of the lots is there but because there are so many lots, the lots could not sell in a timely manner. The question is if one piece sold would the price be the same as what it would have been three years ago. If someone were to buy all the lots at once, a concession would be looked at. The time from three years ago to today is taken care of by the equalization ratio.

Selectman Reagan pointed out the developer took all the land out of Current Use and there was no reason for that to happen. At the time the lots were taken out of Current Use, Mr. Roberge believed the developer thought the lots would sell and now it is eighteen (18) months later. It appears this was bad timing.

Selectman Hooker mentioned the next revaluation and asked what would happen to land values if these abatements were granted. Mr. Roberge answered the land value could change but it would change for everyone. If the buy out extended beyond two, three or four years, then holding costs have to be considered. Individual parcels are separate and distinct. The site value begins at the same point and adjustments are made for quantity and holding value.

Selectman Hooker raised the concern that the Board would see a flood of abatement requests. Mr. Roberge thought abatement requests could come from not understanding quantity because he has run into this in Lee and Stratham. The explanation is homeowners have single lots and the developer is selling eighteen (18) lots at the same time. Values are as of April 1st of each year and the difference rests with quantity.

The question of what if the sale was at a higher price than the assessment was answered by Mr. Roberge saying a \$6,000 difference is not unusual. If all the pieces were valued and added together, then selling them is slim. The sum of the parts will exceed the sum of the whole. In some markets, the value can be less than the whole parcel because of some parcels selling for less and some for more.

Vice Chairman Robertson stated Avitar is the Town's assessing firm and he was confident and happy to go with their recommendation.

Selectman O'Neal spoke to land condition and requested an explanation of the condition factors. Mr. Roberge said a formula calculates the condition factors and is built from things like the condition of the site. Selectman O'Neal didn't see the condition changing but the factor used as an avenue to get the assessment where it should be. When lots are marketed, the price won't stay at \$65,000. Mr. Roberge explained that when the lots are sold the condition factor goes to 100%. The physical condition hasn't changed but the market condition has changed. Mr. Roberge stated in the case of Tin Pot Realty the development should have been identified as having a quantity discount.

Selectman O'Neal suggested placing a notation on the property record card so that future purchasers would know what transpired. Mr. Roberge indicated the Town could have a buyer, in the future, request an abatement. Selectman O'Neal asked if an individual owned four properties, and wanted a discount, how would that be handled. Mr. Roberge said the assessor looks how long the property takes to sell, the sales at the time and value the entire estate as of April 1st. In a stable market, the buyer can consider holding costs and estimated time to sell the development.

Vice Chairman Robertson reiterated his comfort with the assessor's recommendation and urged acceptance. The land could have been left in Current Use, and even at a volume discount, the Town is in a better position by receiving approximately 65% more revenue.

The Selectmen wondered if this has happened, in Deerfield, prior to this. Mr. Roberge thought the last time would have been fifteen (15) or sixteen (16) years ago.

- Cassier Land Trust/Board of Tax and Land Appeals (BTLA)

Discussion on the Cassier BTLA Case will be handled later in the meeting.

Heritage Commission:

Present: Frances Menard, Chairman; Joe Sears, Irene Shores, Richard Boisvert and Deb Boisvert

Also Present: Carol Levesque, Historical Society

- Town Hall/Windows

Frances Menard said the Heritage Commission met with the Energy Committee and the Historical Society. Michael Greene and Ms. Menard met with Dave Bowers owner of Olde Window Restorers. The discussion was thorough and yielded two proposals which are before the Selectmen this evening. One part of the proposal is to repair the windows and the other part completely restore the windows. The owner's cover letter reinforced the importance of the existing composition of the windows in the Town Hall. If repaired, the windows would last another 100 years; replaced only 20 to 30 years.

Deb Boisvert and Ms. Menard met with the Energy Committee. The discussion with the Energy Committee centered around caulking and repairs to the storm windows. Mrs. Boisvert reported the storm window repairs and caulking could cost \$1,200 a window, with added work needed for at least one window. This combined with the estimated repairs for the 23 windows (\$9,845) would take up most of the \$12,000 in the Warrant Article. They are not proposing restoration at this time but a per window inventory of all windows. There are not a large number of windows in need of restoration work, which runs \$3,000 per window. Mrs. Boisvert asked if the Board would consider a Warrant Article, for \$15,000, to include the back windows which are the most neglected. The \$15,000 would provide mechanical repairs and energy enhancements to all 23 windows in the Town Hall plus caulking and repair of the storm windows. A survey would be done before the work is started.

The Energy Committee read through the insulating and tightening issues. The committee found the reasonable way to proceed a little more aggressive with regards to air loss through the area of the sash weights. All work will be done by consulting with the New Hampshire Department of Resources.

Tightening up the storm windows would result in an energy efficiency and savings. Therefore, the Heritage Commission requests \$3,000 be added to the Warrant Article. There is no intention to overspend the Warrant Article and any unused funds would be returned to the coffers.

The weather stripping is made of brass and copper and can be taken off, redone and put back on. The first option would repair and caulk 23 windows and have money left over for a window in need of restoration.

The Selectmen indicated the request would have to come before the Deliberative Session this Saturday. Chairman Barry asked the Heritage Committee to be present to report their findings.

Frances Menard said if the Warrant Article passed the project would be rebid, the Energy Committee involved and an inventory of the windows to be clear what is needed. Once the inventory and energy audit is done, the Commission will know exactly what can be accomplished with the funding.

Point of Order:

6:30pm Vice Chairman R. Andrew Robertson, was excused from the meeting.

Review of Outstanding Minutes/January 12, 2009:

MOTION: Selectman Walter Hooker made a motion to approve the January 12, 2009 Minutes as written. Seconded by Selectman Alan O'Neal.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor. The Minutes of January 12, 2009 stand approved as written.

Vouchers:

Payroll Manifest/\$47,444.65

MOTION: Selectman John Reagan made a motion to approve the Payroll Manifest in the amount of \$47,444.65. Seconded by Selectman Walter Hooker.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

Accounts Payable Manifest/\$114,467.04

MOTION: Selectman John Reagan made a motion to approve the Accounts Payable Manifest in the amount of \$114,467.04. Seconded by Selectman Walter Hooker.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

Point of Information:

Chairman Barry announced Vice Chairman Robertson was attending the Epsom Selectmen's Meeting this evening where installing a traffic light at the intersection of State Routes 4 and 107 will be discussed.

Signatures Requiring a Vote:

1. Abatement Settlement (BTLA)
 - A. Cassier Family Land Trust/Map 419 Lot 6/2007 Tax Year

Discussion: Chairman Barry asked if Board members had reviewed the information provided by Avitar Associates, of N. E., Inc. The building was listed as uninhabitable and not rented at this time but it wasn't clear if the Building Inspector had looked at the property. Board members agreed with the lower value.

MOTION: Selectman Alan O'Neal made a motion to accept the recommendation of the assessor and grant the abatement request for Map 419 Lot 6. Seconded by Selectman John Reagan.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
 - B. Cassier Family Land Trust/Map 419 Lot 6/2008 Tax Year

MOTION: Selectman Walter Hooker made a motion to accept the recommendation of the assessor and grant the abatement request for Map 419 Lot 6. Seconded by Selectman John Reagan.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
2. Abatements/Tin Pot Realty
 - A. Stacey L. Galeski, David & Jane Galeski/Map 420 Lot 048-008

Reason: Market adjustment on land from 90 to 65 for each vacant lot due to previous owner having multiple lots and ownership of lot was under Tin Pot Realty on April 1, 2008. For further explanation see letter from Avitar dated December 19, 2008.

MOTION: Selectman John Reagan made a motion to accept the recommendation of the assessor and grant the abatement request for Map 420 Lot 048-008. Seconded by Selectman Alan O'Neal.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
 - B. Brian and Audrey Townsend/Map 420 Lot 048-005

Reason: Market adjustment on land from 90 to 65 for each vacant lot due to previous owner having multiple lots and ownership of lot was under Tin Pot Realty on April 1, 2008. For further explanation see letter from Avitar dated December 19, 2008.

MOTION: Selectman John Reagan made a motion to accept the recommendation of the assessor and grant the abatement request for Map 420 Lot 048-005. Seconded by Selectman Alan O'Neal.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
 - C. Gold Leaf Homes, Inc./Map 420 Lot 048-010

Reason: Market adjustment on land from 90 to 65 for each vacant lot due to previous owner having multiple lots and ownership of lot was under Tin Pot Realty on April 1, 2008. For further explanation see letter from Avitar dated December 19, 2008.

MOTION: Selectman John Reagan made a motion to accept the recommendation of the assessor and grant the abatement request for Map 420 Lot 048-008. Seconded by Selectman Alan O'Neal.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
 - D. Tin Pot Realty LLC/Maps 420-048-003, 004, 005,006, 008, 010, 011, 012, 016, 017, 018, 019, 020, 021, 022, 023, 024, 026, 028

Reason: Market adjustment on land from 90 to 65 for each vacant lot due to the owner having multiple lots. Also lot 420-48-28 is an open space lot and should not have been taxed. For further explanation see letter from Avitar dated December 19, 2008.

Chairman Barry read each of the abatement requests for Tin Pot Realty.

MOTION: Selectman John Reagan made a motion to accept the recommendation of the assessor, for the Tin Pot Realty Abatements, as just read. Seconded by Selectman Alan O'Neal.

Discussion: Selectman Hooker pointed out Tin Pot Realty received a quantity discount but there were a number of individual owners as well. Selling one lot versus selling many lots is different. Selectman Reagan noted all lots are in the same development. Selectman O'Neal didn't think the owner of record should receive a quantity discount. The determination was the abatement was for only the time the individual owned the property.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

Point of Inquiry:

Selectman Hooker asked the Board if property owners would request abatements because their perception is their property has less value. If the abatements did not involve quantity, they would be denied. Chairman Barry said abatements go through the process, are reviewed by Avitar, and the Board decides through discussion if the explanation, by the assessor, is sufficient. Selectman O'Neal suggested if the Board saw more than a few abatements they would want to make a general statement, to the taxpayers, explaining a quantity discount and how it differs on an individual lot.

3. Letter/Dept of Revenue Administration
Request: Change in Certification Year from 2011 to 2010 to match the Year of Revaluation
Chairman Barry noted that this letter was lost when the Department of Revenue Administration (DRA) moved their offices.
4. Refund Request/Cedar Exteriors by Larry's Construction/\$9
MOTION: Selectman John Reagan made a motion to grant the refund request to Cedar Exteriors by Larry's Construction in the amount of \$9. Seconded by Selectman Alan O'Neal.
VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
5. Fort Dearborn Life
Option 1, Insurer prepares the W-2 statements for payees and files Federal and State information returns for reporting sick pay.
MOTION: Selectman Alan O'Neal made a motion to accept Option 1 and authorize the Chairman of the Board to sign the agreement on behalf of the Board. Seconded by Selectman John Reagan.
VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.
Chairman Barry signed the agreement with Fort Dearborn Life for Option 1.
6. Local Government Center/Flexible Spending Account/Yearly Renewal
The Selectmen requested further research to see if there is a less expensive option.
7. Application for Permanently Disabled Veteran's Tax Credit
Map 418 Lot 073/Paul and Kathleen Lynch

- MOTION:** Selectman John Reagan made a motion to grant the Permanent Veterans' Tax Credit. Seconded by Selectman Walter Hooker.
- VOTE:** Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

Signatures Not Requiring a Vote:

1. Letter from Town Clerk/Tax Collector/Release of Liens/Rockingham County Registry of Deeds August 20, 2002
 - A. Francis and Virginia Hayes

2. Letter from Town Clerk/Tax Collector/Release of Liens/Rockingham County Registry of Deeds August 16, 2004
 - A. Walter and Janice Carter
 - B. Arthur and Joanne Connolly
 - C. Donald and Barbara Daley
 - D. Margaret and Paul Dewey
 - E. Daniel and Patricia Dumond
 - F. Frank and Maureen Glesner (two lots)
 - G. Frank and Virginia Hayes (three lots)
 - H. Richard Knowlton
 - I. David Lavoie
 - J. Frederick and Kathryn Palmer
 - K. University of New Hampshire

3. Letter from Town Clerk/Tax Collector/Release of Liens/Rockingham County Registry of Deeds August 30, 2005
 - A. Arthur and Joanne Connolly
 - B. Robert Griggs and Yvette Deveau
 - C. Francis and Virginia Hayes
 - D. Richard Knowlton
 - E. University of New Hampshire

4. Timber Tax Levy
Map 405 Lot 065/Dennis E. Walsh

5. Current Use Application
 - A. Map 404 Lot 10/Ramsdell, Nicole and Moore Danielle
 - B. Map 406 Lot 33/Faulkner, Stephen and Debra

Review of Correspondence:

1. Resignation/Overseer of the Welfare
Chairman Barry read a letter of resignation from Colleen Guardia, Overseer of the Welfare. The resignation is effective June 10, 2009. A letter thanking Mrs. Guardia for her service to the community will be prepared.

- MOTION:** Selectman John Reagan made a motion to accept the resignation of Colleen Guardia, with regret. Seconded by Selectman Walter Hooker.
- VOTE:** Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

The Board requested an updated Job Description for the position of Overseer of the Welfare in preparation of posting the position which will be advertised locally prior to going to outside resources.

2. Memo/Highway Agent/Truck Repair

Chairman Barry reported Highway Agent, Alex Cote, requested permission to repair the 2002 Ford F-450 Truck. The transmission repairs cost \$3,000 and another \$2,000 for front end repairs. One garage advised Mr. Cote the 9 foot Fisher plow (1,350 lbs) was too big for the Ford F-450 and recommended a smaller plow (745 lbs.). The weight of the 9 foot plow has caused problems. A replacement plow can be purchased and installed for \$3,258. Some of the expense can be offset by the sale of the old plow.

It has been discovered the windshield, on the F-450, was improperly installed in 2003 and is now causing a problem. Mr. Cote has requested a statement, in writing, but out of professional courtesy no garage will supply a statement. The truck cab has rusted and will cost \$1,582.83 to repair. A second estimate for the roof repairs was \$1,200. Mr. Cote is requesting permission to have Darrell Cady do the repairs for \$1,200. The expense will be taken from the repair line or a request to increase the equipment line will be made at the Deliberative Session.

In light of the money spent on the transmission, the Selectmen found the purchase of the shorter plow appropriate as the old plow is marketable. Increasing the 2009 equipment line, in the budget, was not in the plan. The roof being in disrepair is a safety issue and could fall apart if the vehicle is in an accident.

With the money already spent on this truck, the Board favored the remaining repairs and authorized the Highway Agent to make the necessary repairs but not until after the Wednesday storm. The Board asked Mrs. Heon to advise the Highway Agent of their decision.

3. Letter/Donation \$207.29/Concord-Epsom Elks Lodge 1210

Tornado relief money was returned to the Concord-Epsom Elks. The returned funds were divided among the remaining towns. A letter thanking the Concord-Epsom Lodge will be prepared.

4. Deerfield Volunteer Fire Department/Request for \$3,500/Fire Department Appropriation Line

This request is being made prior to the quarterly disbursement because vehicle repairs have drained the Fire Department's funds.

MOTION: Selectman John Reagan made a motion to authorize the Fire Department request.
Seconded by Selectman Walter Hooker.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

5. Memo/Rick Pelletier/Re: Complaint/Tenant Smoking in the Building

Mr. Pelletier and Police Chief, Michael Greeley, met with the tenant and the tenant has agreed to comply with the regulations. The individual filing the complaint received a response.

6. Memo/Rick Pelletier-Code Enforcement/Shelter/Fuel Usage for Generator

The generator which kept the shelter up and running used 419.5 gallons of fuel for a 107 hour run time. The total cost of that fuel was \$1,001.54; \$823.69 Town and \$177.85 School.

7. Memo/Rick Pelletier/Emergency Shelter Generator Install

Mr. Pelletier outlined all the costs associated with the generator.

2008 Warrant Article 2	\$52,900.00
Total Actual Cost	\$58,738.31
Grant Reimbursement	\$26,445.00
Difference	\$32,293.31

Mr. Pelletier stated the reasons for the cost increase; (1) The project started nine months later in an unstable market. (2) Concrete pad requirements changed. (3) Copper wire prices were unstable and vendors would not honor quotes for more than 24 hours. (4) The utility changed its policy on how far away the generator was to be located from their transformer doubling the footage of wire and pipe needed. (5) Excavation changed from machine work to hand work.

Selectman Hooker stated this is a testimony for starting projects sooner so they don't cost so much.

8. Legal Correspondence/Fire Department

To be reviewed by the Board and discussed at a later date.

9. LGC/NHMA/2009 Membership Meeting/January 30, 2009 at 9:30am.

10. Memo/Rick Pelletier/Transfer Station/Compactor Installation

Rick Pelletier reported the compactor is now operational. A 10hp motor, or perhaps a 15hp motor, should be purchased for a cost of between \$700 and \$900. Mr. Pelletier wrote that he knew of the new installation but not the repairs to the old compactor. The Board would like the old compactor to be put in working order using the existing budget to do the repairs. Mrs. Heon will advise the appropriate people.

11. Rockingham County Budget for 2009

The County Budget reflects a 4% increase due to the shift of costs from the State to the counties.

12. House Bill 427FN

This bill requires municipalities to license all equine animals and establishes a State Veterinarians Fund. The Board did not favor the bill as the Town Clerk's Office would collect the fee and the Animal Control Officer would have to enforce the program.

Town Administrator's Report:

1. Deliberative Session/January 31, 2009

The Deliberative Session is this upcoming Saturday. Selectman Hooker indicated he would not attend as he will be on vacation.

2. 2009 Warrant/2009 Copies of Warrant

The Board will sign the Warrant, and copies, to be posted this evening.

3. Recognition/Presentations

The Board did not know of any presentations for Saturday.

4. Town Report

A. *Theme* -- Bonni McPherson provided the theme for the Town Report as "A Town Coming Together". This report will feature volunteers that have helped during the past several years' disasters and not the disasters themselves. The Board was in agreement with the theme.

B. *Dedication/Special Recognition* – The Board asked this year's Town Report be dedicated to the late Kay Williams.

MOTION: Selectman John Reagan made a motion to dedicate this year's Town Report to the late Kay Williams. Seconded by Selectman Walter Hooker.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

C. *Selectmen's Report* – Mrs. Heon was directed to create an outline of the highlights of 2008 for the Selectmen's Report.

5. *Rental Lease/Claire's Country Cuts* -- This lease is due for renewal during the month of February. Selectman Reagan objected to issuing the lease due to the questionable status of the building. The language will be reviewed.

5. An exterminator was hired for 60 days to rid the building of any rodents.

Other Business:

CITGO Credit Cards

Selectman O'Neal asked Mrs. Heon if the change over from Peterborough Oil to CITGO has been going smoothly. Mrs. Heon has not heard it was not going smoothly and will ask the question and report back to the Board. Chairman Barry added the other option is Irving in Northwood or Raymond.

- Trustees of the Trust Funds/Cemetery Funds

Chairman Barry received a phone call from Dwight Barnes, Chairman of the Trustees of the Trust Funds, regarding the Cemetery Trust Funds and expenses amounting to \$13,000 with only \$10,000 in interest earnings at the end of 2008. Over the past two years, there has been discussion between the Trustees and the Selectmen regarding the interest earnings on the Cemetery Funds. The Board offered support, with tax dollars (\$5,000), rather than taking funds from the principal balance of the Trust Funds.

The Board could direct Mr. Barnes to only use the interest and reduce the expenses by \$5,000 in tax money. Selectman Reagan urged protection of the principal balance of the Trust Funds. The Board agreed and will have Mr. Barnes come in to discuss the funds in greater detail.

MOTION: Selectman John Reagan made a motion to allow the Trustees of the Trust Funds to determine how much to return, to the Town, from the Cemetery Trust Funds for 2008. Seconded by Selectman Walter Hooker.

Discussion: Selectman Hooker preferred not to vote on a motion with no dollar amount. Chairman Barry stated the best case scenario is \$3,000 from tax money but it could be \$5,000 which has been discussed by the Selectmen in the past. Selectman Hooker questioned if \$13,000 was needed where it would come from.

VOTE: Chairman Barry called for the Vote. It was a Vote in the Negative. The motion failed.

MOTION: Selectman Alan O'Neal made a motion to allow the Trustees of the Trust Funds up to \$5,000 not to be returned to the Town from Cemetery Trust Funds for 2008. Seconded by Selectman John Reagan.

VOTE: Chairman Barry called for the Vote. It was a Unanimous Vote in Favor.

The Board will forward a letter to Dwight Barnes, Chairman of the Trustees of the Trust Funds indicating \$5,000 will be accounted for from tax dollars to offset the 2008 Cemetery Budget.

Unfinished Business:

- 2009 Warrant/2009 Copies of Warrant

The Board signed the original Warrant all copies of the Warrant for the upcoming Deliberative Session, January 31, 2009 and the March 10, 2009, Second Session.

Citizen's Comments:

Harriet Cady asked if the 2007 audit was available yet. Mrs. Heon replied no but it was requested again today.

Harriet Cady mentioned the windshield that is causing the roof to leak in the Ford F-450 Highway Truck and suggested the Town not pay if the windshield was installed properly. Chairman Barry advised Mrs. Cady that no garage will go on record stating the work was done incorrectly. Mrs. Cady said if the contract was written correctly the garage would have been responsible for their work then everything would have been done right. Chairman Barry agreed but there is no recourse in this case.

Harriet Cady stated as an appraiser, she does abatement work and Gary Roberge has done something that is not done by an appraiser of the Town. The BTLA bases value on the original year. The abatement request was not filed as of March 1st and should not be filed before the last tax bill is released for the year. The property value should not change mid-year as it is set by the Town's revaluation. The values of that year are used for comparisons for the abatement unless it can be shown the properties around you are appraised for less.

Harriet Cady agreed with Gary Roberge that the year of appraisal there would have been a holding time because of no sale and devaluation for many lots but the value would not change. The house added value to the lot. Mrs. Cady described her home as being on 7.99 acres and valued at 120,000 with \$15,000 for well and septic improvements. Two lots had houses on them and the remaining were empty lots. Improvements add value.

Harriet Cady said the BTLA does not take every year after from the original abatement. If the Town updates value every year then the values could be taken up or down but Deerfield has not been re-evaluated. By the action taken for those on South Road, other values went down. The down turn would not have been expected but an abatement for a holding period is one thing but not for improved lots.

Harriet Cady pointed out that in the January 12th Selectmen's Minutes the Board agreed that when it came to the MBC Public Hearing the Selectmen's Representative would abstain from voting on the School Budget. When it came to the night of the Public Hearing, Chairman Barry changed places with Selectman O'Neal and Chairman Barry voted yes instead of abstaining. Mrs. Cady asked why. Chairman Barry explained that because he saw over 100 people from the community suggesting the money should be returned to the School Budget that guided his vote.

Harriet Cady provided the Selectmen with information included in the most recent copy of Town and City Magazine, Page 40. The article talks about Warrant Articles and a "No" vote meaning "No". It was therefore illegal for the School Board to spend money where the Warrant Article received a "No" vote. She suggested the Selectmen read the article. Chairman Barry thanked Mrs. Cady for her suggestion.

Adjournment:

7:35pm

On the motion of Selectman John Reagan to Adjourn, seconded by Selectman Walter Hooker, Chairman Barry called for the Vote. It was a Unanimous Vote in Favor. The January 26, 2009 meeting of the Board of Selectmen is adjourned.