



Selectmen's Meeting

Rindge Town Office

Date: Wednesday, June 29, 2011

Time: 6:00 P.M.

Meeting Minutes -- APPROVED

Call to Order – Meeting called to order by Chairman Barry

Pledge of Allegiance

Abatement Applications:

Panopoulos: Diane stated that they had been changed from a combination store and apartment to a restaurant. They feel that they should be grandfathered. DuVernay stated that he noticed that they were incorrectly labeled and conferred with John Ryan and he agreed that it should be changed. Pini asked if the assessment could be split with the downstairs classified as commercial and the upstairs as residential, since it is a mixed use. DuVernay will work on this on Friday and get back to the Panopoulos', no decision made by the Selectmen.

Knight: She gave her run down on her comparable sales. DuVernay had prepared a memo and a table to compare the comparable houses. DuVernay and Barry explained how they came up with the values. DuVernay will look at the two houses on Todd Hill to see if they are comparable and if there is any change.

Monadnock Tenants: DuVernay stated that the Board agreed to look at their income statements. DuVernay suggested that they file for Current Use for their land. Tenants Co-op stated their issues with this property and the condition of the land. Pini suggested that as a compromise that they go with the income approach. The Board recommended going with the \$1,754,500, DuVernay will prepare a letter for the Board to sign.

Whitehead: He believes that his property is over-assessed. He paid one price and got an appraisal from a bank, which was another price, so he thinks that he is overpriced. DuVernay had a spreadsheet with comparable houses in Rindge. They compared Whiteheads property to Emelo's in assessed value and in sale price and came up with a new assessed value of \$154,700. All members were in favor.

Duffy: Duffy gave his run down of his property and assessed value. DuVernay prepared a memo for the board. They talked about changing the C factor in order to reduce his assessment. They are only talking about 2010, since he has put it into Current Use for 2011. Barry suggested a 50% decrease, bringing it down to \$39,500. Brummer suggested reducing 25%, Barry agreed, which would be a reduction of \$19,750. from \$143,800 to \$124,050. Duffy can accept this or deny it and then go before the BTLA or Superior court.

Pini asked the Selectmen if they would waive the burial fee for Rich Cloutier's daughter's burial. We have waived other families for the burial of their children. Barry and Brummer both agreed to waive the fee.

The board talked about the businesses in town and how they are all assessed. Pini stated that other businesses are looking at their assessment and the board should look at all of them to make sure that they are all assessed properly.

Payroll Manifest- Motion made by Brummer to accept the Payroll Manifest, 2nd by Barry. All members were in favor.

Accounts Payable Manifest – Motion made by Brummer to accept the Accounts Payable manifest, 2nd by Barry. All members were in favor.

Informational Items / Communication

Adjournment