

TOWN OF RUMNEY  
[www.rumneynh.org](http://www.rumneynh.org)  
SELECTMEN'S MEETING  
MINUTES  
08/13/07

Selectmen Present: Mark Andrew, Janice Mulherin, John Fucci  
Administrative Assistant: Anne Dow  
Secretary: Janet Sherburne

The meeting was opened at 7:00 pm.

**MINUTES:** The minutes of 7-30-07 were approved.

**SELECTMEN'S ISSUES:**

**Paving Bids:** Two sealed paving bids were opened. One bid was from Pike Industries for 470 tons @ \$62.00/ton plus \$1,000 for grading. The second bid was from GMI for 520 tons @ \$60.79/ton including grading, sweeping and compacting. The specifications the town prepared were for 520 tons of material. After discussion the board voted unanimously to accept the bid from GMI.

**Buffalo Road Bridge:** The road committee has discussed work that needs to be done on this bridge. The board discussed applying for the necessary permits now so there is no delay when the time comes for work to be done. Anne and Frank will work on the permit process.

At 7:15pm the board voted unanimously to enter into Non-Public Session per RSA 91-A:3II (e) to discuss possible litigation. At 7:35 the board voted unanimously to leave non-public session. No decisions were made.

**West Rumney Fire Station:** The project is complete. The board thanked John Fucci and Marlene Kraus for all the work they have done on this project.

**ADMINISTRATION:**

**M. Latulippe Blasting:** The board has received complaints about blasting at Latulippe's gravel pit on August 3<sup>rd</sup>. Some damage was reported to an abutters' property. The Planning Board was aware that some work was being done in the pit.

**Ice Rink Update:** The entire rink is now at the ballfield and is being stored at the back of the field. The committee will be meeting and inviting the neighbors to a meeting to discuss any concerns they might have. The loam is still on the site and the committee would like to try and trade it for gravel. The plan is to have the rink ready for skating this winter. Long term plans include paving the area and using it in the summer for basketball and skateboarders. The board would like to thank Carl Spring and Frosty Sobetzer for all the work they have done to organize this project.

**Halewijn Driveway** – Frank and Janice have looked at the driveway and it is all set.

**Camara Campground:** Anne checked into this and the land was taken out of current use in 2005.

**Cleary Property Update:** The town received the report from the DES and will forward this to Mr. Martregano.

At 8:00 the board met with Mike Lonigro, Meg Nelson, Tom Armstrong and several other Stinson Lake and Rumney residents. Those residents included Lloyd & Anita French; Kevin French; Carl Spring; Gail Lonigro; Richard Bromund; John and Marianne Nelson; Pat & Nick Martone and Gary Nelson. The board informed everyone that they had been advised to tape this portion of the meeting. Everyone present was in agreement and this portion of the meeting was taped.

Attorney Meg Nelson spoke to the board and explained that she has been working with the Stinson Lake Waterfront Owners Group regarding the increase in assessments at Stinson Lake. The group has also been working with Tom Armstrong of Armstrong Appraisals. Sixteen full appraisals completed by Armstrong Appraisals indicate that the towns' assessment is too high which indicates to the group that there are two problems. One being the front foot values which were based on one sale and the second problem being the topographical adjustment was not handled in a consistent manner. Attorney Nelson pointed out that the deadline for pursuing appeals is September 1<sup>st</sup> and that the group would like to take a non-litigation approach to this issue. At this time Attorney Nelson introduced Tom Armstrong to the board.

Mr. Armstrong gave the board a brief review of his background and explained that he appraises property for the market value, without bias, regardless of the reason for the appraisal. Mr. Armstrong explained that he looked at 61 properties for preliminary analysis before going forward with full appraisals. He researched all recorded sales at Stinson Lake for the past four years and looked at all listings through the MLS system as well as others. All the sales he researched were confirmed by a party directly involved with the transaction. He also looked at the ratio studies produced by the State of New Hampshire and made the analysis. He stated that the appraisals were done with diligence and without bias. Of the 16 full appraisals he did, he identified 7 properties that have a substantive difference with the town's appraisals. He noted that the east side of the lake has wetlands issues.

The board asked Mr. Armstrong if he would give Anne a list of the seven properties in question and the board would have the assessor look at the data to make sure they are consistent. Mr. Armstrong agreed to provide the list.

Mark Andrew reviewed the procedure the town used in the assessment process and a timeline of dates/meetings etc. He also explained that information was received as a result of meetings with landowners regarding right-of-ways, easements, restrictions, etc. that the assessor and the town never had before. Also noted was that the town had only received 5 full appraisals and 4 preliminary appraisals from property owners and these appraisals were reviewed by the board and the assessor. The abatement process was not taken lightly by the board or the assessor. The board feels that the process was followed fairly and that the assessor looked at the information provided and made changes if necessary and came up with fair values. The board stated that any other property owners that had full appraisals done that had not been submitted wanted to bring them to the board they would be reviewed.

Janice Mulherin explained that the town is going forward and has hired CNP as the towns' appraisal company. Over the next two years all properties will be re-listed by CNP. The Stinson Lake Owner's noted that they would like to not put off any corrections that could be made now.

John Fucci submitted the following written statement to be included in the minutes:

Mark Andrew has reminded me that we have completed our portion of the abatement process.

The sequence established by the RSA'S points out that the next step is for the party in disagreement with the Selectmen's decision to proceed to the BTLA or Superior Court.

As explained to me, at a previous selectman's meeting, Arthur Morrill, our Town's Assessor has emphatically stated, that the appraisals prepared for the Stinson Lake Waterfront Neighbors are biased toward those property owners. I was not present when Mr. Morrill made that statement and I have not received a written statement signed by Mr. Morrill to that effect, I would like the opportunity to examine his written analysis on that disputed subject.

I have recommended, on several occasions, that all of the full appraisals presented by the Stinson Lake group be subjected to an unbiased review and examination to establish the validity and accuracy of their content.

The next step for the party in disagreement is to take their case to the BTLA or Superior Court. I understand that all municipalities and taxpayers in NH have to follow protocol. If the Stinson lake group does in fact file for further court action, I am requesting that the Selectmen, immediately refer all of the full appraisals that were produced by Armstrong Consulting, LLC to CNP (our new assessing firm) and our Town's attorney for examination and a third party determination of their validity in a court of law.

I specifically want to know if the appraisals are properly prepared, conforming to legal standards as outlined by the NH Assessing Standards Board and admissible as court documents.

Selectman John Fucci

August 13, 2007

Mike Lonigro asked what the cost of the abatement process has been to the town. The following information was provided: Refunds - \$46,232.10; Arthur Morrill - \$6,760.00; Janet Sherburne \$762.50; and Anne Dow has worked 367 Overtime Hours but is a salaried employee.

Marianne Nelson explained that she is concerned about the arbitrary nature of the process used and the difference in the per acre assessment particularly with their two properties.

This portion of the meeting ended at approximately 9:00 pm.

**Carl Spring:** Carl asked about encouraging the school to recycle. Perhaps Sonny could contact the school about this. Carl told the board someone has offered to host a pizza eating contest to benefit the skating rink and he mentioned to the board the possibility of holding a summer town meeting. This would be an informational meeting only but would provide an opportunity for summer residents to be informed and involved in town happenings. The board will discuss this more before next summer.

**Signed:** Checks; Refund – American Legion Post 66; Abatements – NE Salem; Hartman School; Kenney; Robbins; NH Housing; Intent to Cut – S. Conant

The meeting adjourned at 9:30 pm.

Respectfully submitted,  
Janet C. Sherburne