

Board of Assessor's Minutes
April 1, 2010

Members Present: Arlene Fogg, Chairperson; Relf Fogg; David Stevens and Cynthia Bickford, Assessing Technician.

Also Present: Robin Frost, Town Administrator and John Fournier.

The meeting was called to order at 9:00 a.m. and at that time Arlene Fogg led those present in the Pledge of Allegiance.

Reorganization

Mr. Fogg moved to appoint Arlene Fogg to serve as chairperson; Mr. Stevens seconded. Motion carried 3-0.

Appointments

John Fournier, Wakefield Tax Map 241, Lot 71. Mr. Fournier questioned if the Town of Wakefield had heard back from Cartographic Associates on the survey he submitted. Ms. Bickford read the comments supplied by Don Butson, stating "It remains unclear to us as to the true location of the Town line based on these plans. The revised plan indicates two possibilities (the "straight line Milton to Wolfeboro") more closely represents the location that we currently show on your parcel map with the Fournier house to be located in Wakefield. We will continue to consider any new information that might be provided".

Mr. Fournier referred to an article in Foster's, he claims Cartographic Associates does not consider "intermediate lines" at all. Ms. Bickford advises Mr. Fournier to address this directly to the mapping company. Mr. Fournier states he is no longer on the on line tax maps. Ms. Bickford stated the tax maps are updated yearly as of April 1, as discussed before. The new maps typically are delivered to the Town in early June. There have been no changes to the tax maps over the last few months.

Middleton is taxing him for 320 feet. Ms. Bickford has left a message for Middleton in order to discuss the taxation of the acreage/frontage. Mr. Fournier states if Wakefield taxes him on the remaining 145 feet, this would indicate his home is in Middleton. Discussion took place regarding a joint meeting with the assessor's office in both Wakefield and Middleton. Once again, Mr. Fournier stated he has no desire to go to court all he wants to do is live in Middleton.

Ms. Bickford states Middleton has no intentions of assessing Mr. Fournier for his home, the home will continue to be assessed in Wakefield, according to the perambulation results from both the Middleton and Wakefield Selectmen.

Mr. Fogg spoke about the monuments found during the perambulation. Mr. Fournier spoke of a monument identified on the plan, of which he does not know the location. Mr. Fogg offers to look at the monument Mr. Fournier is referring to. Mr. Fournier is unsure

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of where it is located. Ms. Bickford states if this conversation is questioning the perambulation, the discussion needs to be directed to the Board of Selectmen.

Mr. Fogg recommends a joint meeting with the assessor's office in Middleton. Mr. Fournier believes the only solution is for the Town to have the line surveyed. Mrs. Fogg questions if the selectmen should be involved. Ms. Frost stated the Board of Selectmen completed the perambulation and it has been agreed on by both Wakefield and Middleton.

Ms. Bickford does not believe there is a need for a meeting, she will contact Middleton and determine the road frontage to be assessed by each community.

Mr. Fournier referred to an iron pin found by the neighbor's driveway. This is not a pin set by Mr. Fournier's surveyor. Mr. Fournier states his surveyor did not set new pins, he dug down in the ground and found iron pins. Ms. Bickford questioned if Mr. Fournier paid for a survey, why did the surveyor not set new pins in place with the company/surveyor stamp. Mr. Fournier believes the surveyor felt he did not need to set new pins. The pin Mr. Fournier is referring to is identified as IP, there is no indication on the plan as IP found or IP set. It is then questioned if a complete survey was done, why is there no documentation on the plan as to IP set. Mr. Fournier stated his surveyor tied orange ribbons in certain areas and the plan is registered with the state. Land Tech gave an opinion to the Town of Wakefield and commented that the job done was extensive and thorough. Ms. Frost added that the comment was also made by Land Tech that they would not comment if the survey was right or not.

Mr. Fournier feels the Town should spend \$18,000 for a survey. Ms. Bickford wonders if Mr. Fournier truly feels he lives in Middleton, then why wouldn't he ask the Town of Middleton to pay \$18,000 for a survey. Mr. Fournier replied that will be his first question when he goes to Middleton. Mr. Fournier believes Middleton does not want to pay any money for a survey due to the fact Middleton is poorer than Wakefield.

Mr. Fogg suggests Mr. Fournier request new iron pins be placed by the surveyor, therefore indicating exactly what he has found. Mr. Fournier is not concerned with the placement of new pins; he believes the surveyor has met the state requirements.

Mr. Fournier will not be around this morning but gave Mr. Fogg permission to walk the area in order to locate the monument discussed earlier.

Pilot Agreement

Ms. Bickford states the pilot agreement was signed by Frisbie Memorial Hospital, and Mr. Shield's will be sending the agreement via overnight delivery to the Town.

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Mr. Fogg moved to sign the pilot agreement with Frisbie once it is ready for signatures; Mr. Stevens seconded. Motion carried 3-0.

Timber Warrant

Mr. Fogg moved to approve the Timber Tax Warrant in the amount of \$2,787.23; Mr. Stevens seconded. Motion carried 3-0.

Intent to Cut Forms

Mr. Fogg moved to approve the "Intent to Cut" forms filed for Wakefield Tax Map 19, Lot 2 and Map 236, Lot 2; Mr. Stevens seconded. Motion carried 3-0.

Woodman Lake Campground

Ms. Bickford spoke to the Board of Assessor's regarding the taxation of the Woodman Lake Campground. The owner does not update the Town with new owners as well as the residents who have chose to leave the campground. This has been a nightmare over the past few years with campers notifying the office they are continually receiving tax bills and have left the area years ago. There are liens of which the campground have never addressed or notified the Town of any changes. The Assessor's Office on several occasions have sent certified letters requesting the information be provided each year, with no response from the owner. Ms. Bickford would like to propose the detached decks, screen houses and sheds be taxed directly to the campground beginning on April 1, 2010 in order to alleviate the issues. It appears the maintenance person for the campground builds these structures and according to the seasonal residents, when they leave they pull the trailer out and leave the "taxable" type structures on site.

Mr. Fogg moved to tax the real estate to the campground owner; Mr. Stevens seconded. Motion carried 3-0.

Mr. Stevens moved to abate the balance due on both Site 13 and Site 19; Mr. Fogg seconded. Motion carried 3-0.

Request for Extension

There were two requests for extensions submitted last week for Intent to Cuts. Wakefield Tax Map 70, Lot 13 (Operation #09-459-15-T) and Wakefield Tax Map 42, Lot 13 (Operation #09-459-17-T), both requests were due to the weather conditions.

Mr. Fogg moved to approve both requests for extension; Mr. Stevens seconded. Motion carried 3-0.

Mr. Fogg discussed a timber cut out on Pond Road (Map 194) with the Board of Assessor's. The area was clear-cut and the cut went beyond the pins into what is

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believed to be the road or right of way. He is unsure of what his duty is at this point. There is no intent to cut filed and no house permit has been issued to date. Ms. Bickford states if the cut is for a home site, they have one year to pull a permit. Mr. Fogg believes a portion of the area where the trees were removed falls under the shore land protection act. The erosion going on now is currently flooding two separate lots across the road on Lovell Lake. Mr. Fogg has two concerns: 1. the removal of trees beyond the pins and 2. the location of the trees removed could fall within the shore land protection act.

Ms. Frost inquires who owns the lot where the trees were removed. Mr. Fogg believes Judith Brown owns the lot. Ms. Frost questioned who cut the trees. Mr. Fogg does know who cut the trees, but does not want to cause problems for some involved, he is not looking to open a can of worms. Ms. Frost believes this is the lot that Jerome Libby will be building a home on. Ms. Frost is unsure if this is really a Board of Assessor's issue.

The road is a class VI road, but it is unclear of the ownership at this time.

Ms. Frost asked Mr. Fogg how he got involved in this matter. Mr. Fogg stated the abutter contacted him to address the water/drainage issue. Ms. Frost noted that any work done to a Class VI road, would need to be approved by the Town if in fact the work is not going to be done by the Town.

Paul Lot Beach Area LLC – Wakefield Tax Map 128, Lot 1

Ms. Bickford informed the Board that once the settlement agreement was made on the assessed value a "Notice of Additional Real Estate Transfer Tax Collected" was recorded at the registry. This notice indicated an additional \$6,018.00 was paid, bringing the selling price from calculated by the original tax stamp from \$25,000.00 to \$426,200.00. Ms. Bickford has emailed Richard Sager this information and will put the information in Rod Wood's folder for review. Ms. Bickford believes this information would have had an impact on the settlement decision made.

Paul Lot Beach Area LLC originally paid \$375.00 for a transfer tax and on February 22, 2010 paid an additional \$6,018.00.

Tax Credit

Mr. Fogg moved to approve the Veteran Tax Credit for Wakefield Tax Map 208, Lot 39; Mr. Stevens seconded. Motion carried 3-0.

Minutes

Mr. Stevens moved to approve the March 4, 2010 minutes as written; Mr. Fogg seconded. Motion carried 2-0 (Mrs. Fogg abstained).

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Respectfully Submitted,

Cynthia Bickford
Assessing Technician

Approval of Minutes:

Arlene Fogg, Chairperson

David S. Stevens

Relf Fogg