

**BOARD OF SELECTMEN  
NOVEMBER 22, 2004  
REGULAR SESSION MINUTES  
“APPROVED”**

**TAX CLASSIFICATION PUBLIC HEARING CONTINUED  
November 22, 2004 @ 8:00 A.M.**

**Present:** George F. Dillon, Jr., Chair; Peter S. Cunningham, Vice Chair; John L. Saball, Clerk; Robert W. Nordblom, Member; Administrative Officer Jean E. Kitchen and Maria Casey, Administrative Secretary to the Board of Selectmen

**Absent:** Virginia C. Wood, Member.

Also in Attendance for this meeting were Board of Assessors Ed Kopec and Sylvia Sangiolo and Assistant Assessor Rena Swezey.

[ X ] 1. Hearing Opened at 8:09 A.M.

*Mr. Cunningham moved to reopen the hearing. Seconded by Mr. Saball. Unanimous vote.*

Rena Swezey (Rena) reported that we still have not received Department of Revenue (DOR) approval as of Friday and thus she has left the date blank on the recap sheet. The DOR reports being extremely short staffed.

Rena also reported that regarding the commercial valuations, Patriot came out to reval. The commercial properties had not been adjusted in quite some time. For example, it was noted that Donelans was listed at 75% R (Residential)/ 25% C (Commercial). That has been adjusted to be 100% C. Also noteworthy is Four Corners will be 100% C from the beginning.

Another example was Platts on Main Street, which houses apartments. It was 25% C, 75% R and has been adjusted to 50% C/ 50% R.

Mr. Dillon inquired who is responsible for the equities in the commercial properties?

Sylvia Sangiolo (Sylvia) stated the importance of bringing that function “in-house” (versus Patriot). She stated further that many of the towns no longer go out for valuations. It has been the Board of Assessors (BOA) goal for the past three years to bring this in-house which allows for more control and checks and balances. That is also why the BOA determined to increase and train the staff so that Rena could concentrate her efforts and spend more time in the field.

Mr. Dillon inquired why we are paying Patriot?

Rena again stated. Patriot is responsible. They have a contract and are responsible for all valuations. They set the value.

Mr. Dillon continued further “How much do we pay them?”

Rena stated that their contract is \$19,600 which includes the mandated revaluation every three years. Approximately \$10,000 is for the revaluation and \$9,600 is for maintenance and building inspections.

For instance, last year’s overlay (account) was \$161,000. This year is \$260,000 in the overlay account which is a reval. year.

Ms. Kitchen inquired why abatements are given to creeping wetland properties?

Rena stated that only two have been given since her tenure -- on Pawquaket Path. Those properties in question border Conservation Commission property and due to the beaver activity, the owners have lost quite a bit of land. The abatement is on the excess land only that is beyond the building site.

Mr. Dillon inquired, "What will happen next year?"

Rena replied that next year will be a "mini" reval. In FY02, there was a full revaluation, as mandated by State Law every three years. In FY03, the adjustment for valuation was about 15% to bring it up to 90% of fair market value which equated to 9.5% increase across the Town. In FY04, the values were holding good, so the BOA recommended no increase in valuation. In FY05 will be a reval year.

[ X ] 1. Hearing Closed at 8:20 A.M.

*Mr. Cunningham moved to close the hearing. Seconded by Mr. Saball. Unanimous vote.*

*Mr. Cunningham moved that the single level of classification for FY05 as recommended by the Board of Assessors be \$13.84. Seconded by Mr. Saball. Unanimous vote.*

*Mr. Cunningham moved to adjourn the meeting at 8:25 a.m. Seconded by Mr. Saball. Unanimous vote.*

Approved: \_\_\_\_\_  
John L. Saball, Clerk

\_\_\_\_\_  
*Respectfully submitted,*  
Maria Casey,  
Administrative Secretary to the  
Board of Selectmen

Date Approved: November 29, 2004