

Selectmen's Meeting Minutes
April 23, 2012

Present: Chairman Smith; Selectman Darcy; Selectman Ebbighausen; Selectman Rideout; Selectman Schill; TA Collins.

6:00 p.m. Chairman Smith called meeting to order.

Selectman Ebbighausen made a motion to accept the Minutes, Non-Public Minutes and Public Hearing, of April 16, 2012, with changes to fifth to last paragraph on the Minutes, regarding Peter Zavorotny, changing we to he, Selectman Schill second. Selectman Rideout had a change to Non-Public minutes, Greenwood to Greenland. Motion passed, Chairman Smith abstained.

Selectman Schill made a motion to accept the manifest of April 23, 2012, Selectman Darcy second. Motion passed unanimously.

Selectman Schill made a motion to abate a \$36.82 water charge to Beverly Bernier, location 532 Plain Road, for Hinsdale Water Department's use of land, Selectman Ebbighausen second. Motion passed unanimously.

Selectman Ebbighausen made a motion for Chairman Smith to sign an Alcohol/ Open Container Permit for Juscen Family Reunion, Selectmen Darcy second. Motion passed unanimously.

The Selectmen have continued to table the appointment of Deputy Tax Collector, because there has been no resolution.

TA Collins request that the previous tax abatements for Hinsdale Real Estate, LLC be voided and replaced with the following abatements:

Map 24-59 2nd issue, 2011 in the amount of \$8,368.10

Map 24-60 and 19-15, 2011 4th quarter bill, the amount of \$4,439.38 including interest.

Map 24-59 and 19-15, 2010 2nd issue, the amount of \$60,288.27 including interest.

Map 24-59 and 19-15, 2009 2nd issue, the amount of \$66,241.25 including interest.

Map 24-59 and 19-15, 2008 2nd issue, the amount of \$57,294.99 including interest.

For a total amount of \$196,631.99

Selectman Ebbighausen made a motion to approve revised abatements, Selectman Schill second.

Motion passed unanimously.

TA Collins presented a letter addressed to the Town Clerk that the Selectmen asked to be drafted at last week's meeting, regarding rescinding their decision to hire a temporary Deputy Town Clerk, to fill in when she is absent or on vacation. Board's discussion: Selectman Schill spoke with the Town Clerk and she said she was interested in training in house and would be willing to meet with the Selectman to discuss. Selectman Schill spoke regarding the sign that was posted at the Town Clerk's office from the Selectmen apologizing for the inconvenience of the Town Clerk's absents and how he did not agree with the sign. Selectman Schill did not think all the Selectmen agreed on posting the sign. Selectman Ebbighausen mention that there has been a long history of the Town Clerk agreeing to something and then no follow through, that the sign was appropriate and he thought they all had agreed on posting. Selectman Schill mentioned that the Selectmen should speak with the Town Clerk to make her aware of

what their expectations are. Selectman Darcy thought it was completely within their rights to post the sign at the Town Clerk's office, but they all should of spoke with her prior to posting the sign. Selectman Ebbighausen mentioned that the Town Clerk had made an agreement with the Selectmen regarding in house training and was not following through. Selectman Rideout spoke about the citizen's complaints and that they should, in the future, be directed directly to the Town Clerk for her to address. A member of the public discussed that not appointing a Deputy Town Clerk has been an ongoing problem for at least the past five years. The citizen's do not quite understand that the Town Clerk is an elected position and because there is no Deputy Town Clerk appointed, no one can fill in for her in her absence. Selectman Schill understood the citizens getting upset, but suggests they fill out a complaint form. Chairman Smith recommended having the complaint forms right at the Town Clerk's office for convenience. Selectman Ebbighausen mentioned that the Town Hall has a good set up regarding its employees now and it's a good opportunity to have in house training for a Deputy Town Clerk. He also suggests if the citizens do not want to fill out a complaint form regarding the Town Clerk, then to have Town Hall employees take down their names to be given to the Town Administrator. Selectman Darcy made a motion to sign the letter to the Town Clerk, Selectman Smith second. Motion passed unanimously.

Selectman Darcy made a motion to start the process for taking back taxes from the Masonic Temple, Selectman Schill second. Motion passes

Committee Reports: Selectmen Schill did not have anything to report but asked the Board if they had the chance to get their goals together. Chairmen Smith asked if they could look into it for next week's meeting. Selectmen Schill gave handouts regarding his goals.

Selectmen Ebbighausen asked about an update regarding the Planning Board.

Selectmen Darcy had an update from the Library Trustees. They have begun to look into the e-readers, working on get the bugs out and once that is done, they will start the process and do have the potential to have the e-reader.

CCA gave their presentation in front of the Planning Board. No members of the public were present. A couple of Police Officers, the Selectmen, and Smoky were present.

The Budget Committee voted Dick Shaw as Chairman, Peter Zavorotny as Vice-Chairman and Dorianne Almann as Secretary.

TA Collins met with CCA, Jack Duggan, Medic and the Regional Planning Commission to discuss what type of grants are available, for the project.

6:30 p.m. Kathryn Lynch, Community Development, came to discuss the abatement review and to express her recommendations to the Selectmen.

Wing property located at 150 Oxbow Road, recommendation is to deny abatement due to trailer value has already depreciated in value. Comps provided were comparable to property value.

Irwin property located at 15 Pond Road, recommendation is to deny abatement due to Assessment requested of \$190,000 is from a bank refinance based on market value, which at times include foreclosure sales not Arms Length Sales and applicant did not proved comps from the Town of Hinsdale.

Blake, property located at 148 Oxbow Road, recommendation is to deny abatement due to property receives a 70% depreciation on trailer currently and applicant only has one valid comp. of sale #1 and

land value of Comp #1 is \$31,200 for .3 acres versus applicants land value of \$30,000 for .23 acre, land assessments are comparable is value for acreage.

Lombardi, property located at 95 Brattleboro Road, recommendation is to deny abatement due to depreciation already at 30% and applicants lack of comps in the application.

Symington, property located at 8 Snow Ave, recommendation is to deny abatement due Applicant requested assessment if \$66,000 which is based on Market Value not Cost Based Approach and only one comp. property that was a sale under duress. Comp home is 87 years older than applicant property and had functional obsolescence because you would not rebuild property as is, replacement cost is 149,800.

Symington, property located at 807 Plain Road, recommendation is to deny abatement due to trailer depreciation already at 28% and two comps provided were over assessed value.

Good, property located at 11 Cream Pot Hill Road, recommendation is to deny abatement due to the applicant attached letter requesting a lower assessment to aide in the repair cost of the home which she wants to remodel and bring back to full value. Applicant sent in 0 comps and property is depreciated at 41% to date. It is also recommended Dave Kersula look at this property during the 5 year revaluation.

Balduf, property located at 60 Monument Road, recommendation is to deny abatement due to applicants home is considered a Raised Ranch and surrounding community of Hastings Circle is Raised Ranch.

Delano, property located at 7 Sargent Street, recommendation is to deny abatement due to application not complete, no comparable included and realtor paperwork included was dated 4/19/2011. It is also recommended that Vision look at this property and align it with others of its likeness during the 2012 full revaluation.

Walker (deceased), property located at 76 Highland Avenue, recommendation is to deny abatement due to application was received after due date.

Pike, property located at 185 River Road, recommendation is to deny abatement due to application was received after due date.

Visions recommendation the following properties:

Bassett, property located at 18 Spring Street, recommendation is a Median change of approximately 25% based on 2011 comparison of other mobile homes selling in 2011.

Kohler, property located at 56 Emerson Drive, recommendation is to adjust the property to approximately \$200,000.00, based on there not many capes similar to the subject due to it being built in 2007, but the data does indicate a value range of \$160,000 to \$180,000. Adjusting this up by 10% to account for the equalization rate, you get a value range of \$180,000 to \$200,000.

George, property location at 11, 17, 18 Georges Field, a request for additional information from property owner.

Marvin F. Poer and Company, property located at 3 Rolling Hills Drive and River Road, requested additional information from John Ryder, representative for Marvin F. Poer and Company.

The Selectmen discussed having their goal as a topic on next week's agenda.

Chairman Smith discussed the Zoning Board Association updates, received an application for a sign permit from Phantom Fireworks at George's Field. Sign meets the requirements and is the same signs as signs there. Phantom Fireworks also rented a 8 foot wide space to hand out flyers.

6:50 p.m. Selectman Ebbighausen made a motion to adjourn, Selectman Schill second. Motion passed unanimously.

Respectfully Submitted,

Alicia Marshall
Secretary