

TOWN OF MADISON - PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting, The time, place and purpose of which are as follows:

**MINUTES
BOARD OF ASSESSORS
Monday November 13, 2017
5:30pm Old Point Avenue School Meeting Room**

- A. **Salute to the flag:** Meeting called to order at 530pm.
- B. **Roll Call:** Assessors Al Veneziano, Jack Ducharme, George Elias and Ronald Moody were present. Assessor Paul Fortin was absent. Assessors Agent Shirley Bartlett and Town Manager Tim Curtis were also in attendance.
- C. **Discuss acceptance of meeting minutes of October 2, 2017:** Motion by Mr. Ducharme to approve, seconded by Mr. Elias. Motion carries 4-0.
- D. **Old Business (Assessor's concerns from immediately preceding meeting):** Assessor Elias wanted to clarify a supplemental tax bill from the previous meeting to make sure he understood that there was a new house built that was not property assessed.
- E. New Business

1. **Discuss Abatement Requests:** The board considered the following abatement requests.

Acct# 1434 \$20,000 to correct removal of Homestead Exemption for life tenancy
Acct# 3126 \$74,600 to remove land and building and Homestead Exemption for property transferred
Acct# 1515 \$28,000 to reflect corrected square footage and correct removal of Homestead Exemption
Acct# 2016 \$62,000 to reflect transfer of propane tanks and 1 building
Acct# 2903 \$17,100 to reflect proper grade adjustment
Acct# 2865 \$13,500 to reflect sale of 2.44 acres
Acct# 2280 \$95,500 to reflect sale of land and buildings

Motion by Mr. Ducharme to approve abatements totaling \$310,700 in value, resulting in a reduction of \$6,680.05 in taxes, seconded by Mr. Elias. Motion carries 4-0.

The Board asked for additional information on an abatement request for Acct #195 as there was a discrepancy as to whether the person lives there as a resident of Maine.

2. **Discuss Supplemental Tax Bills:** The Board considered the following supplemental tax bills.

Acct #P500 \$860 to reflect personal property removed from the state's BETE program
Acct #3370 \$54,500 to reflect land and home purchased from Acct #3126
Acct #1028 \$20,000 to remove Homestead Exemption

Acct #3358 \$60,000 to reflect propane tank purchased from Acct #2016
Acct #3371 \$162,300 to reflect land purchased from Acct #2865 and new storage buildings
Acct #3373 \$22,900 to reflect land purchased from Acct #2280
Acct #3372 \$107,400 to reflect land and buildings purchased from Acct #2280.

Motion by Mr. Elias to approve supplemental tax bills totaling \$427,100 in additional value resulting in an increase of \$9,201.14 in tax revenue, seconded by Mr. Ducharme. Motion carries 4-0.

3. **Discuss Special Meeting with Somerset Acquisitions LLC:** Town Manager Curtis mentioned that at the preceding meeting, the Assessors mentioned that they may be willing to meet with representatives from Somerset Acquisitions regarding their abatement request. Greg Schain with Somerset Acquisitions said the he and attorney Jonathan Block would like to meet with the Assessors on Wednesday November 29th.

The consensus of the Board was to hold a hearing where Somerset Acquisition could make their case but not to enter into any negotiations or make a final decision at that meeting.

4. **Discuss proposed Assessors Agent Contract:** The Town Manager informed the Board that he and Ms. Bartlett had discussed renewing the Assessing Agent contract that expires in June 2018. One recommendation was that the number of days be increased from 50 per year. Ms. Bartlett suggests a total of 100 days per year would be necessary to handle the workload. Town Manager Curtis suggested trying an increase to 75 days per year for the upcoming budget.

In addition to the contract renewal the Town Manager and Assessors Agent discussed updating the Town's housing inventory in three phases over the next few years. The recommendations included doing the in town properties first, followed by properties around the lake and then including all the remaining rural areas. Property valuations would not be changed until all three phases were complete. Ms. Bartlett is in the process of providing a quote for the three phases.

F. **Assessors Concerns:** None

G. **Citizen Concerns:** Town Manager Curtis asked that the Board consider writing off personal property taxes assessed to Account #275. The taxes were assessed in error for property that had always been included in the state's BETE program, but for some reason it was not in 2016. The tax payer has paid the proper amounts for both 2016 and 2017. Mr. Ducharme recommended that issue be added to the next Assessors Agenda.

H. **Adjournment:** Meeting adjourned at 6:28pm