



**TOWN OF DUNBARTON  
BOARD OF ASSESSORS  
MINUTES MEETING  
April 19, 2022**

**Present:** Mary LaValley, Chair  
Jacques Belanger  
Janice VandeBogart, Recording Secretary

The meeting was called to order at 7:00 pm.

Bryan Clark was unable to attend due to a prior commitment.

Minutes: The Minutes of the March 15, 2022 were reviewed and signed by Mary LaValley.

**Land Use Change Tax:**

1. GPS Properties, Stark Highway South, lot #D3-01-17: Municipal Resource, Inc recommended the following: The disqualification of (2) acres for the construction of a home, was valued at \$95,000, which would calculate to a land use change tax of \$9,500.
2. Paul & Diana Murphy, 1269 Montalona Road, lot #B6-01-13: Municipal Resources, Inc recommended the following: Due to a lot line adjustment with an abutting property which was in current land use, a total of .11 acres was disqualified from current land use. The value of this small piece was determined to be \$500 which would calculate to a land use change tax of \$50.
3. David Nault, Joshua & Leigh Nault, Kelsea Road, lot #B6-01-15: Municipal Resources, Inc recommended the following: This property was previously part of a larger lot which was in current land use. It is now 5.20 acres and does not qualify for current land use. The value of this parcel is \$105,000. Therefore the land use tax is determined to be \$10,500.
4. Thomas Corrado, 259 Stark Highway North, lot #H3-04-18: Municipal Resources, Inc recommend the following: A total of .76 acres was disqualified from current use after an adjustment was made to the current use map. The value was estimated to be \$2,700 resulting in a land use tax of \$270.
5. Thomas Corrado, 259 Stark Highway North, lot #H3-04-04: Municipal Resources, Inc recommended the following: A total of 1.46 acres was disqualified from current use after an adjustment was made to the current use map. The value was estimated to be \$6,000 resulting in a land use tax of \$600.

**Motion:** The motion was made by Mary LaValley and seconded by Jacques Belanger, to approve the Land Use Change Tax (outlined above) for the following: GPS Properties, lot #D3-01-17; Murphy, lot #B6-01-13; Nault, lot #B6-01-15; Corrado, lots H3-04-18 & H3-04-04; as recommended by Municipal Resources, Inc. The vote was all in favor, motion passed. All documents were signed.

**Old Business:** The Land Use Change Tax in the amount of \$9,500, previous approved by the board in the name of Gerran & Titana Kozatek, 88 Long Pond Road, lot #B5-02-12, was signed by the board.

**Applications for Abatement:**

1. William Cunningham, property on Holiday Shore Drive, lot K1-07-09: Municipal Resources, Inc recommends granting an abatement of \$137,400 which would change the value of this parcel from \$171,700 to \$34,300 due to wetlands and it was determined to be unbuildable. This would result in a refund of \$3,216.53 plus any applicable interest.
2. William Cunningham, property on Holiday Shore Drive, lot K1-07-07: Municipal Resources, Inc recommends granting an abatement of \$47,200 which would change the value of this parcel from \$188,900 to \$141,700 resulting in a refund of \$1,104.95 plus any applicable interest.
3. Benjamin & Ryanne Roy, 134 Stark Highway South, lot #C3-05-10: After reviewing this property, it was recommended by Municipal Resources, Inc to grant an abatement of \$173,300 which would change the value of this parcel from \$818,300 to \$645,000. This would result in a refund of \$4,056.95 plus any applicable interest.

**Motion:** The motion was made by Mary LaValley and seconded by Jacques Belanger, to grant an abatement for the following: Cunningham, lot K1-07-09 & K1-07-07; Roy, lot C3-05-10 as recommended by Municipal Resources, Inc. The vote was all in favor, motion passed.

**Invoice for payment:**

1. Municipal Resources, Inc. in the amount of \$1,198.12.
2. George Sansoucy PE, LLC in the amount of \$1,132.45.

**Certification of Wood Cut and Warrant to collect taxes:** The following certification of Wood Cut and warrant to collect taxes were reviewed and signed by the Board:

1. Wheeler Family Trust, Helen Champa Trustee, 36 Twist Hill Road, lots C6-03-08 & C7-01-11. Tax in the amount of \$11,328.83.

**Non-Profit Exemption:**

1. The application for a non-profit exemption for the First Congregational Church, lot #E3-02-25 & E3-02-25A, was reviewed.
2. The application for a non-profit exemption for St. John's Episcopal Church, 270 Stark Highway North, lot #H3-01-04 was reviewed.

**Motion:** The motion was made by Mary LaValley to grant the exemption for the tax year 2022 for the First Congregation Church, lot E3-02-25 & E3-02-25A and to grant the exemption for the tax year 2022 for St. John's Episcopal Church, lot H3-01-04. The motion was seconded by Jacques Belanger and the vote was all in favor. Motion passed.

Letters to each of the above were signed notifying them of their exemption. Also the board signed a letter to the Dunbarton Historical Society, Lot H3-01-05, notifying them of their exemption approval voted on at the March 15, 2022 meeting of the Board of Assessors.

**Correspondence:** A notice from the NH Department of Revenue Administration regarding the Equalized valuation for the Town of Dunbarton was reviewed. The 2021 Total Equalized Valuation was \$522,283,549.

There being no further business, the meeting was adjourned at 7:45 pm.

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**Mary LaValley, Chair**

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**Jacques Belanger**

**Recorded by: Janice VandeBogart, Recording Secretary**