

Town of Canterbury
Selectmen's Meeting
May 2, 2022

Selectmen Present: Robert Steenson (via "go to meeting")
Cheryl Gordon
Kent Ruesswick

Town Administrator: Ken Folsom

The meeting was called to order at 5:00 PM.

Administrative

Cheryl made a motion to sign the Accounts Payable Manifest in the amount of \$521,169.29. Kent seconded the motion. All in favor by roll call, motion carried.

Cheryl made a motion to sign the Payroll Manifest in the amount of \$38,607.38. Kent seconded the motion. All in favor by roll call, motion carried.

The Selectmen signed: Intent to Cut – Tax Map 233 Lot 11 – Rowell – Rum Brook Road
Tax Map 208 Lot 6 – Bean Hill Road – Ken Stern
Tax Map 205 Lot 2 – Bean Hill Road – Ken Stern
Blind Exemption Application – Tax Map 263 Lot 47
Employee Wage Schedule 2022

Appointments

Mark & Carole Stevens

Mark is attending the meeting to dispute the land-use change tax assessed on his property at the corner of Pickard Kimball Pond Rd. The land-use change tax was valued at the assessment of \$104,500. Mark expressed concerns that this topic was on the last Selectmen's agenda, and he was not notified of the public hearing. Bob explained that this was not a public hearing but a public meeting. The Board has extended the courtesy to Mark and Carole to discuss the land-use change tax again with the Board.

Bob explained that in looking at the data of transactions that range from 1.5 acres to 15.3 acres. The assessment of the Stevens property is 1 acre assessed at 82,000, and the remaining backland acreage of 7.48 acres is assessed at 3,000 per acre. Bob finds that Mandy's assessment is thorough and credible.

Mark felt that their lot was comparable to the Halla lot that sold in the same time frame and sold for \$85,000. Mark stated that based on comparative sales of similar lots in the immediate neighborhood, the assessed value should be \$85,000 – \$90,000. He doesn't see how their property gets to \$105,000.

Mark stated that he sent Mandy an email, and she never responded; that's when he started this process. Ken shared an email exchange between Mark and Mandy. Mark suggested that Mandy

may have dug her heels in and may not be willing to negotiate. Bob stated that Mandy is a professional certified assessor and does not conduct business like that. Bob noted that Mandy is a public employee, and Mark should stop in any time the office is open and discuss this with her.

Kent stated that he is ignorant of this process but would be willing to discuss it further. The Board will hold off granting or denying the abatement request and asked Ken to set up a meeting with Ken, Mandy, Mark & Carole Stevens to review the assessment.

Mark & Carole thanked the Selectmen.

Bob Drew and Pastor Becky Josephson

Bob Drew introduced Pastor Becky Josephson to the Board. Bob reported that the Canterbury Fair is on this year. Bob explained the layout of where events will take place.

Bob D. had an idea to have a table near the Announcer for people to come and talk to the Selectmen. Kent stated that he would be willing. Bob would be willing to speak about government affairs if he is available. Cheryl said that she would be out of town.

Bob S. mentioned that, as discussed a few years ago, the Selectmen had asked the Fair Committee to look for an alternate site to the Sam Lake garage to store the fair stuff. Bob Drew asked if they couldn't find another place, would it be okay to put things in the garage this year. The Board will send out the storage agreement renewal.

Bob Drew and Pastor Josephson thanked the Selectmen.

Minutes

The Board reviewed the minutes of the April 18, 2022, meeting. Kent made a motion to approve the minutes as written. Cheryl seconded the motion. All in favor by roll call, motion carried

New Business

Ken reported that he received an amended offer from Sandra Steenbergen to purchase Tax Map 102 Lot 37 for \$2,000. The Selectmen are willing to sell the lot for \$2,500. Ken will let Sandra know of the Board's decision.

Old Business

Ken reported that he received a proposal to sand and finish the floors at the Town Hall for \$6,700 and suggested that the floor be buffed and coated every three years (\$2,200) to extend the floor's life.

Ken updated the Board on a discussion with Town Counsel regarding 417 Shaker Road. Ken will set up a conference call with the Selectmen and Town Counsel on Wednesday, May 4, 2022.

The next scheduled meeting will be held on May 16, 2022, at 5:00 PM at the Meetinghouse.

Kent made a motion to adjourn the meeting at 6:15 PM. Cheryl seconded the motion. All in favor by roll call, motion carried.

Respectfully submitted,

Jan Stout
Administrative Assistant