

Town of Chelsea
Board of Assessors Meeting Minutes
April 30, 2014, 6:30PM

The meeting was called to order at 6:30PM by Chairman Smith

Assessors present: Benjamin Smith and Richard Danforth. Michael Pushard was absent but excused.

Others present: Scott Tilton, Town Manager and Jaqueline Robbins, Assessors Agent

2. Scheduled Items:

A. **Review and Approve Tax Abatements:**

1. **Barbara James** - The Assessors Agent explained the results of her visit to the property to review the abatement. She has determined that the current value of the house is in line with the value of similar buildings. She recommended that the abatement be denied because the value is just but also because the applicant failed to complete on the application the information requesting the amount of the abatement. Mrs. James was informed of the meeting but was unable to attend.

A motion was made by Mr. Smith and seconded by Mr. Danforth to deny the abatement request on the grounds that the property is fairly valued and also because the applicant failed to properly complete the application. The motion passed 2 -0.

2. **Steve Haskell** – The Assessors Agent explained that this property was incorrectly assessed to Mr. Haskell and is in fact owned by Beatrice Lewis.

A motion was made by Mr. Smith and seconded by Mr. Danforth to abate the value of \$12,170 from this account or \$218.82 in taxes based on the recommendation of the Assessors Agent. The motion passed
2 – 0.

3. **Sue Campbell** – The Assessors Agent explained the results of her visit to this property to review the abatement. She has determined that the value was too high on this property based on the condition it was in April 1, 2013 and the value of like properties.

A motion was made by Mr. Smith and seconded by Mr. Danforth to abate \$15,421 in value for 2013-14 based on the recommendation of the Assessors Agent. The motion passed 2 – 0.

B. Review and Approve Supplemental Assessments

Beatrice Lewis – The Assessors Agent explained that this property was incorrectly assessed to Steve Haskell. This supplemental assessment to Beatrice Lewis, the proper owner, will correct this issue.

A motion was made by Mr. Smith and seconded by Mr. Danforth to supplementally assess Beatrice Lewis the value of \$12,170. The motion passed 2 -0.

C. Review of the 2014-15 Tax Commitment

1 and 2. **Land Splits, Map Updates and Building Permits**

The Assessors Agent explained that the recording of splits and building permits are completed. She is awaiting the March transfers and any stray documents to be sent from the Registry of Deeds before sending the splits to the tax mapping company.

3. **Personal Property**

The personal property letters that were sent out to everyone in Chelsea have generated a lot of phone calls from residents asking questions. Some are returning the declaration forms others who have called and determined that they did not have personal property were told they could disregard the form.

D. Gas Transmission Line Assessment

The Assessors reviewed Chelsea's need to obtain a copy of the Summit Gas GIS Shape File. Others towns have requested a copy of the file and as a result are being asked to sign confidentiality agreements with Summit to insure the plans won't be shared. Chelsea has no need for the files as we do not have GIS Mapping and Assessing capabilities. No action was needed.

E. Tax Increment Financing

The time to prepare an application for approval by the State of Maine is approaching. The Assessors asked the Town Manager to place this item on the agenda for May 14, 2014.

F. **Tax Commitment and Tax Rates**

No action was taken at this time

3. **Adjournment**

A motion was made by Mr. Danforth and seconded by Mr. Smith to adjourn the meeting. The motion passed 2 -0. Mr. Smith declared the meeting adjourned at 7:12PM.

Approved on May 14, 2014 by the Chelsea Board of Selectmen.

Benjamin Smith

Richard Danforth

_____ absent _____
Michael Pushard