

**LINCOLN BOARD OF SELECTMEN  
MEETING MINUTES  
MAY 7, 2014 – 5:00PM  
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

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**Board of Selectmen Present:** Patricia McTeague and Tamra Ham  
**Conference Call Phone-In:** O.J. Robinson  
**Staff Present:** Town Manager Alfred Burbank

**I. CALL TO ORDER**

Patricia McTeague called the meeting to order at 5:00 pm.

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**II. JORI PROPERTY ABATEMENT REQUEST**

The Board reviewed the abatement request from Assessor, Phil Bodwell for JORI Properties, LLC, for property located at Woodland Loop, Forest Ridge. If approved by the Board, these abatements should be applied to outstanding taxes due on these lots, and impending tax liens/tax deeds need to be acted on by the Board. These parcels have since sold to New Jefferson Development, LLC.

**MOTION: “To approve the abatement request of JORI Properties, LLC for property (land only) at Woodland Loop.”**

Motion: Tamra Ham                      Seconded: O.J. Robinson                      All in favor

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**III. NON PUBLIC SESSION Pursuant to RSA 91-A:3, II (a,c,e).**

There was not a non-public work session.

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**IV: ADJOURNMENT**

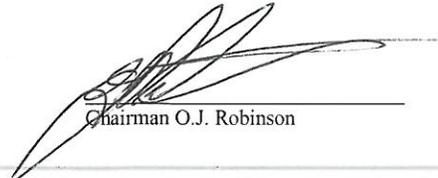
With no further business to attend to, the Board made the following motion.

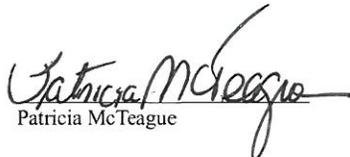
**MOTION: “To adjourn.”**

**Motion: Patricia McTeague    Second: Tamra Ham                      All in favor.**

The meeting adjourned at ~~5:40~~<sup>5:14</sup> pm.

Respectfully Submitted,  
Jane Leslie   
Tamra A. Ham  
Approval Date 5/12/14

  
Chairman O.J. Robinson

  
Patricia McTeague

  
Tamra Ham

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# TOWN OF LINCOLN ABATEMENT REQUEST

**TO:** Board of Selectmen  
**FROM:** Philip Bodwell, CNHA  
**DATE:** 5/7/2014  
**RE:** JORI Properties, LLC, LLC  
**PROPERTY:** Woodland Loop, Forest Ridge  
**TAX MAP:** 114-080,114-083, 115-010, 115-011, 115-012, 115-013, 115-014  
115-017, 408-001  
**TAX YEAR:** 2013

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Taxpayer has submitted substantial evidence that lots 115-011, 115-012, 115-013, and 115-014 were not subdivided, but were actual one lot, "Parcel D". Although earlier plans indicated separate lots, these were superseded by subsequent plans, the latest approved on 12/14/05 by the town shown as one. I recommend three of the lots, 12, 13 and 14 be merged into 115-011 for assessment purposes, and valued as one potential building lot with an adjustment for roughed in road/no utilities.

Lot 115—010, the "Pond Lot", is shown on plan approve on 5/7/97, and is not a buildable lot. This lot should not have any separate value.

Lot 114-080, "Parcel 2L", was previously approved for 48 condos but the right to convert to condos has expired. I recommend this lot be re-assessed as a potential building lot with excess acreage.

Lot 114-083 is not contested. Part of lot is potentially buildable. Adjusted land to add building site adjusted for access, and rear acres adjusted as wetland.

Lot 115-017 "Parcel 2", is the large remaining parcel currently assessed at \$13,544 per acre. The taxpayer contested this value but only with the other lot values as a whole, so I recommend no change to this assessment. The taxpayer did not contest lot 408-001, the large 530 acre back parcel in Current Use.

If approved by the board, these abatements should be applied to outstanding taxes due on these lots, and impending tax liens/tax deeds need to be acted on by the Board.

These parcels have since sold to New Jefferson Development, LLC.

<u>Map/lot</u>	<u>Original assessment</u>	<u>Adjusted assessment</u>	<u>Abatement</u>
114-080	660,100	196,200	463,900
115-010	12,200	0	12,200
115-011	79,200	38,700	40,500
115-012	69,700	38,700	31,000
115-013	73,300	38,700	34,600
115-014	80,100	38,700	41,400
<b>Total</b>	<b>974,000</b>	<b>351,000</b>	<b>623,600</b>

Credit due for 2013:  $\$623,600 \times \$12.84 \text{ per thousand} = \underline{\$8,007}$

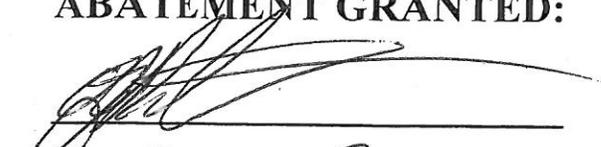
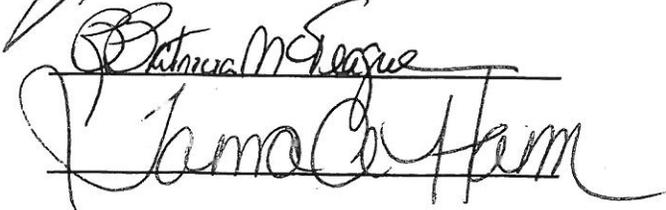
The following parcels have an increased assessment that will be effect April 1, 2014.

<u>Map/lot</u>	<u>Original assessment</u>	<u>New assessment</u>	<u>Assessment Increase</u>
114-083	62,500	98,200	35,700

The following properties have no changes.

<u>Map/lot</u>	<u>Original assessment</u>
115-017	2,085,900
408-001	20,400

**ABATEMENT GRANTED:**

  
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**DATED:** 5/17/14

**ABATEMENT DENIED:**

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