

TOWN OF LYME
Select Board Meeting
February 10th, 2022
9:00 AM
Approved: February 24, 2022

The following people were present for part or all of the meeting: Select Board members Judith Brotman, Benjamin Kilham and David Kahn; Administrator Dina Cutting, Police Chief Shaun O'Keefe, Todd Haywood of Granite Hill Municipal Services.

Public: Hebe Quinton, Richard Brown, Sarah Jane Dooley (zoom), Barbara Woodard (zoom), David Avery (zoom), Russell Balch, Hoyt Alverson, Michael Whitman (zoom), Wayne Bates, Don Blodgett (zoom), Michelle Sanborn (zoom), Jennifer Boylston (zoom), Mary Bentley (zoom), Matthew Hayden (zoom), Jean Simpson (zoom), Donna Lawless (zoom).

The Board will be meeting via zoom and in person. The location of the meeting will be at the Town Offices at 1 High Street. If you come in person you must wear a mask when entering the building and while in the conference room.

1. At 9:02 AM Mrs. Brotman opened the meeting.
2. Public comment: Rich Brown suggested the Board investigate and add a public wifi for the building.
3. Review of John Biglow's general questions regarding the revaluation:
 - ✓ Hebe Quinton is presenting the questions for Mr. Biglow because he could not attend. Ms. Quinton explained the graphs Mr. Biglow created (see attachments). There seems to be a large number of properties that saw their taxes rise approximately 20%. Ms. Quinton noted that the homes valued at \$500,000 and up had a decrease in tax burden, and wonders why that is. Mr. Haywood, the Town assessor explained that this is due to the market. The lower valued houses are the houses that have sold. Ms. Quinton reviewed various other graphs that represented the values of properties on Wilmot Way, 85 Dartmouth College Highway, and Breck Hill Road. Ms. Quinton asked that the public be given a more in depth explanation of how the values are found and what factors play a roll.
4. Mr. Haywood responded to Mr. Biglow's and Ms. Quinton's questions/concerns:
 - ✓ A Revaluation is legally set to occur every 5 years. There are set standards the Town assessor needs to follow that are set by the State. The median ratio point should be within 90-110%. We can look at the appropriate sales and use that in the analysis. Lyme had 61 appropriate sales. Current Use is a big factor in Lyme. Some of the larger or more valuable properties have a portion of their land in Current Use which will affect their overall tax burden to the town. A data system called the Cama System is a methodology that has been implemented in Lyme for years. Mr. Haywood did not change the methodology, he just changed values. This data was verified.
 - ✓ If a landowner feels an error was made, the Select Board and Mr. Haywood encourage them to file for an abatement. Abatement forms are due on or before March 1st, 2022. After you submit your application an appointment will be set up

for the assessor to visit and walk through your property. The assessor must be allowed into the house and on to the land in order for the abatement to be processed. The town must be able to verify the data before any changes can be made to your assessment. Once the visit is completed the assessor will then make a recommendation to the Select Board. The Board will make a decision and send a letter to the landowner. The landowner then has the opportunity to meet with the Board if they are still unsatisfied with the results of their abatement request.

- ✓ Mr. Khan explained that the Board is very receptive to keeping the town a fair place to live, as well as a place that can accommodate the financial needs of many different families in different tax brackets. The system set out by the State must be followed, Todd is a certified licensed assessor, the Town has hire him to provide the town wide assessing information and perform the revaluation for 2022. The Board does not have power over how the revaluation is performed.
5. Jennifer E. Reczek, P.E. Project Manager/Bridge Consultant Design Chief of the East Thetford Bridge joined the meeting to discuss the status of the.
- ✓ In August the NH DOT developed an RFP, and started advertising in September. There has not been much interest by bidders. They reached out to see why there was this lack of interest, the reason being that companies do not have staff or are having trouble getting materials. Most contractors felt they would not be able to successfully complete the project in the time allotted, so they did not feel comfortable bidding on the project. The state is planning to advertise this project again in April 2022, which would put the project schedule into 2023. They have received lots of concerns about traffic control and bridge closure. They will be exploring ways to address this concern. Another concern has been the ability to construct a pedestrian/bicycle sidewalk. With the design of the bridge a pedestrian walkway is not possible. The bridge is listed on the historic bridge list, this puts more restrictions on how the bridge can be rehabilitated. Avoiding those restrictions when rehabilitating a historic bridge is almost impossible. The State has received numerous calls from both sides of the river on this project. They may be holding further public sessions in order to explain what has and will take place in more detail. The Board will keep in contact with Ms. Reczek for future information.
6. Mr. Kilham moved to approve the minutes from the meeting of Thursday January 27th, 2022. Mr. Kahn seconded the motion. Voted unanimously in favor by roll call vote.
7. Manifest will be reviewed and signed electronically.
8. Mr. Kahn moved to accept Fire Chief Michael Mundy's resignation with regret. Mr. Kilham seconded the motion. Voted unanimously in favor by roll call vote.
9. Chief Mundy and the Lyme Fire Department supported the recommendation for Deputy Chief Aaron Rich to be promoted to Chief.
- Mr. Kilham moved to sign the appointment of Fire Chief for Mr. Aaron Rich. Seconded by Mr. Kahn. Voted unanimously in favor by roll call vote. The appointment was signed by the Select Board members.
10. At this moment in time Town Meeting is scheduled to be on **Tuesday March 8th, 2022.**
11. Little Town Meeting will be on **Tuesday March 1st, 2022** at 7:00PM by Zoom.
12. Mrs. Cutting brought a grant request from Margaret Caudill-Slosberg, Emergency Management Director, for the updating of the Town Hazard Mitigation Plan. The

matching portion for the Town will be up to \$2,500.00-with the understanding that volunteer hours will count towards the 25% cost share. It was the sense of the Board that the \$2,500.00 could be found in the 2022 operating budget and to move ahead with the grant paperwork. Mrs. Brotman moved to authorize Mrs. Cutting sign all paper work involving this grant. Seconded by Mr. Kahn. Voted unanimously in favor by a roll call vote.

13. At 11:05AM Mrs. Brotman moved to go into non-public session in accordance with RSA 91-A: 3 II (c) reputation. Present at this this non-public session were Judith Brotman, Ben Kilham, David Kahn, Dina Cutting and Chief O'Keefe (left this session at 11:15AM)

14. At 11:25 Mrs. Brotman moved to return to public session. Seconded by Mr. Kahn. Voted unanimously in favor.

Mrs. Brotman moved to seal the minutes of the nonpublic session. Seconded by Mr. Kahn. Voted unanimously in favor by a roll call vote.

15. There being no further business at this time, Mr. Kilham moved to adjourn at 11:28AM. Seconded by Mr. Kahn. Voted unanimously in favor.

Respectfully submitted,

Jordan Toland

Interested Lyme residents are welcome to attend in person. Masks will be required and appropriate social distancing will be observed. As a convenience to Lyme residents, we will also attempt to permit participation electronically via Zoom, however, electronic participation can be subject to various technological challenges, some of which are outside the Town's control or beyond our technical ability to address. In the past, some residents who have attempted to participate in meetings electronically have been unable to do so or have otherwise been dissatisfied. While we will always try hard to get the technology to work properly, if participation in this meeting is important to you, in-person attendance is more reliable and considerably less prone to technical problems.

There are about 500 properties valued between \$50k and \$500k, 84 of them increased taxes by more than 20%

Percent Change in Taxes vs 2021 Assessment

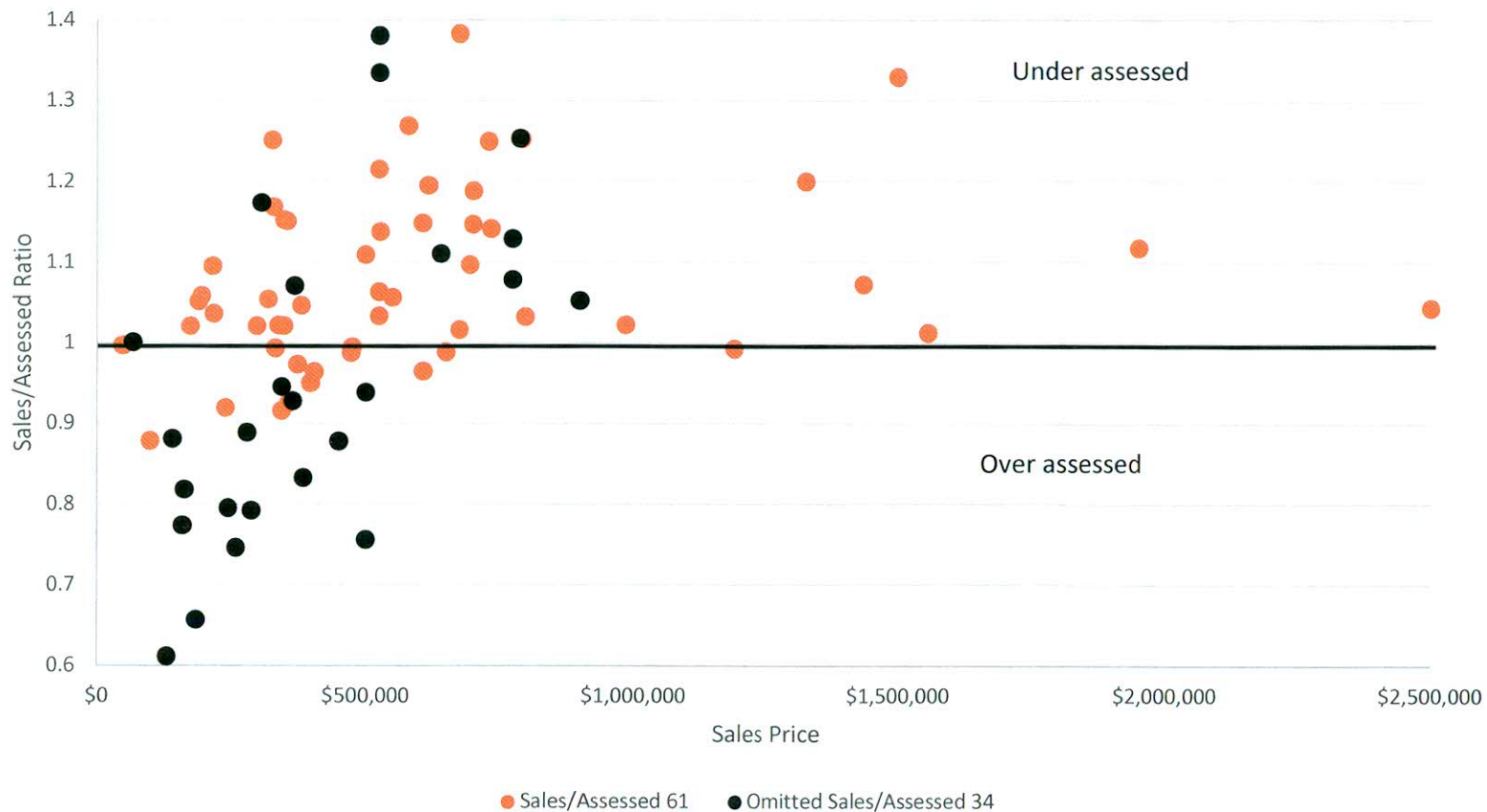


If the Sale/Assessed value is greater than 1, then the property sold for more than its 2021 assessed value.

There were 61 properties used to equalize the market value of the town (orange dots).

There are a further 34 properties (black dots) that were not included in the data for the new assessment with no documentation for their exclusion.

Sales/Assessed vs Sales Price, 61 + 34 Lyme Properties, 2021 Reappraisal



Address	Tax in 2021	Increase/Decrease	Percent
5 WILMOTT WY	\$12,908	\$1,149	9.8%
6 WILMOTT WY	\$7,377	-\$357	-4.6%
7 WILMOTT WY	\$4,561	\$1,018	28.7%
12 WILMOTT WY	\$3,369	\$746	28.5%
20 WILMOTT WY	\$8,898	\$911	11.4%
21 WILMOTT WY	\$4,144	\$785	23.4%
25 WILMOTT WY	\$10,143	-\$294	-2.8%
34 WILMOTT WY	\$3,213	\$681	26.9%
30 WILMOTT WY (LAND ONLY)	\$271	\$32	13.4%

8 properties with residences

The 4 lowest valued properties increased taxes the most

12 and 34 are trailers around \$100K

Much of the value is the land, but properties that were land only generally decreased taxes 9.7%

Assessment Process, 2021

Feb. 8, 2022

Address	Tax in 2021	Increase/Decrease	Percent
85 DARTMOUTH COLLEGE HY #1010	\$5,235	\$298	6.0%
85 DARTMOUTH COLLEGE HY #1020	\$5,235	\$298	6.0%
85 DARTMOUTH COLLEGE HY #1030	\$6,056	-\$57	-0.9%
85 DARTMOUTH COLLEGE HY #1040	\$9,076	\$383	4.4%
85 DARTMOUTH COLLEGE HY #1050	\$5,889	\$198	3.5%
85 DARTMOUTH COLLEGE HY #2010	\$10,860	-\$238	-2.1%
85 DARTMOUTH COLLEGE HY #2020	\$9,331	-\$149	-1.6%
85 DARTMOUTH COLLEGE HY #2030	\$4,927	-\$103	-2.1%
85 DARTMOUTH COLLEGE HY #2040	\$9,584	-\$133	-1.4%
85 DARTMOUTH COLLEGE HY #3010	\$9,117	-\$150	-1.6%
85 DARTMOUTH COLLEGE HY #4010	\$10,138	-\$128	-1.3%
85 DARTMOUTH COLLEGE HY #4030	\$5,124	-\$130	-2.5%
85 DARTMOUTH COLLEGE HY #4040	\$6,303	\$1,041	19.8%
85 DARTMOUTH COLLEGE HY #5010	\$4,438	-\$128	-2.8%
85 DARTMOUTH COLLEGE HY #5020	\$7,993	-\$170	-2.1%
85 DARTMOUTH COLLEGE HY #6010	\$11,404	-\$38	-0.3%
85 DARTMOUTH COLLEGE HY #7010	\$8,414	-\$1,092	-11.5%
85 DARTMOUTH COLLEGE HY #8010	\$13,079	-\$163	-1.2%
85 DARTMOUTH COLLEGE HY #9010	\$10,287	-\$206	-2.0%
85 DARTMOUTH COLLEGE HY #9020	\$8,191	-\$161	-1.9%
85 DARTMOUTH COLLEGE HY #9030	\$9,271	\$44	0.5%

21 properties with similar construction and finish

15 decreased taxes

10 of the 12 highest valued properties (over \$300K) decreased taxes

5 properties included in "recent sales", 4 of the 5 sold for more than the new assessed value; NEW #6010 under contract for \$500k

Address	Tax in 2021	Increase/Decrease	Percent
2 BRECK HILL RD	\$12,347	\$343	2.9%
24 BRECK HILL RD	\$8,696	-\$296	-3.3%
25 BRECK HILL RD	\$14,446	-\$915	-6.0%
30 BRECK HILL RD	\$15,491	-\$1,382	-8.2%
34 BRECK HILL RD	\$11,806	-\$1,065	-8.3%
40 BRECK HILL RD	\$245	-\$26	-9.7%
43 BRECK HILL RD	\$8,207	\$652	8.6%
52 BRECK HILL RD	\$23,877	-\$439	-1.8%
59 BRECK HILL RD	\$17,958	-\$1,887	-9.5%
60 BRECK HILL RD	\$794	-\$5	-0.7%
64 BRECK HILL RD	\$50	-\$5	-9.7%
68 BRECK HILL RD	\$18,365	\$125	0.7%
80 BRECK HILL RD	\$12,651	\$1,662	15.1%
81 BRECK HILL RD	\$36	-\$3	-9.7%
89 BRECK HILL RD	\$5,803	\$69	1.2%
92 BRECK HILL RD	\$24	-\$2	-9.7%
99 BRECK HILL RD	\$18,223	-\$1,953	-9.7%
100 BRECK HILL RD	\$269	-\$29	-9.7%
117 BRECK HILL RD	\$103	-\$11	-9.7%
122 BRECK HILL RD	\$18,993	-\$460	-2.4%
125 BRECK HILL RD	\$20,608	-\$2,762	-11.8%
133 BRECK HILL RD	\$13,301	-\$394	-2.9%

22 properties, 15 homes – 10 homes decreased tax burden
 2021 tax bill of \$222,369, an overall decrease of \$7905.