

Candia Board of Selectmen

Agenda

December 2nd, 2024, at 6:30pm

Call to Order

Roll Call

Approval of Minutes: Public Minutes for November 12th, 2024

Department Reports: Highway; Police; Fire; Building; Solid Waste; Budget; Other

New Business:

- Warrant articles
- Boston Post Cane – recommendation
- SNHPC Rep – Ron Laverdure

Old Business:

Other Business:

- Policy update

Calendar:

-

Public Input:

This public body may enter into one or more nonpublic sessions as permitted under RSA 91-A:3, II (a) & (b).

Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/6034838101>

Meeting ID: 603 483 8101 Password: 8101

Dial In +1 646 558 8656 US

December 01, 2024

Town of Candia
Road Agent's Report
Month of November 2024

Summary of Work:

- Excavation and paving of Donovan Road apron, Re-gravel Donovan Road
- Ditching on Currier Road
- Finished Shoulder/ drainage work on Crowley Road
- Drainage and shoulder improvements North Road
- 2 Spreader runs

Jeff Wuebbolt
Road Agent

CANDIA POLICE DEPARTMENT
ACTIVITY 10/17/24 to 11/14/2024

During this period, the Candia Police Department issued 31 motor vehicle warnings

The following were arrested/summonsed:

10/17/24	Anthony J Rapaglia, age 61, Candia, NH	DUI Aggravated
11/01/24	Christopher E Tessier, age 49, Manchester, NH	Violation of Protective Order Stalking; Domestic Violence
11/09/2024	Chelsie Wheelden, age 29, Jay, ME	Drive after Rev/Suspension

The above-mentioned individuals are presumed innocent until found guilty in a court of law

CPS
11-14-24

Offense Listing
01/01/2024 - 11/27/2024

11/27/2024

Resist Arrest/Detention	0	0	1	0	0	0	0	0	0	0	0	1
Unauthd Use/Firearm/Firecracke	0	0	0	0	0	1	0	0	0	0	0	1
Harassment	2	0	6	2	2	1	0	1	0	0	0	14
Nonconsensual Dissemination Pr	0	0	0	0	0	1	0	0	0	0	0	1
Conditions of Use of Location	0	0	0	0	0	0	1	0	0	0	0	1
POLICE INFO	0	0	0	0	0	0	1	0	0	0	0	1
Failure to Display Plates	0	0	0	0	0	0	0	1	0	0	0	1
Suspension of Vehicle Registra	0	0	1	1	0	0	0	0	1	0	0	3
Unregistered Vehicle	0	0	0	0	0	1	0	0	1	0	0	2
Abandoning a Vehicle	0	0	2	0	0	0	0	0	0	0	0	2
License Required; Penalty	0	1	0	0	0	0	0	0	0	1	0	2
License Reqd; Op w/Expired Lic	0	1	1	0	0	0	0	0	0	0	1	3
License Reqd; Op w/o Valid Lic	1	1	2	0	0	0	0	1	0	0	0	5
MOTORCYCLE LICENSE REQUIRED	0	0	0	0	0	0	0	1	0	0	0	1
Drive after Rev/Sus; DUI	0	0	0	0	1	0	0	0	0	0	0	1
Drive after Rev/Sus - Admin Li	0	1	0	0	0	0	0	0	0	0	0	1
Drive after Rev/Sus - subsqt	0	0	1	0	0	0	0	0	0	1	0	2
Drive after Rev/Suspension	1	1	0	1	0	0	1	0	0	0	1	5
Conduct After Accident	0	0	1	0	0	0	0	0	1	0	0	2
Unlawful Passing on Left	1	0	0	0	0	0	0	0	1	0	0	1
Disobeying an Officer	0	0	2	0	1	0	0	1	0	0	0	4
Speeding - Existing Conditions	0	0	0	0	0	0	1	0	0	0	0	1
Speeding 21-24 mph over limit	1	0	0	0	0	0	0	0	0	0	0	1
Reckless Operation	0	0	1	0	0	2	2	1	0	0	0	6
Negligent Driving	0	0	0	0	0	1	0	0	0	0	1	2
Traffic Control Device Violati	0	0	0	0	0	1	0	0	0	0	0	1
Uninspected Vehicle	0	0	0	0	0	0	0	0	1	0	0	1
Arrest on Warrant	0	0	0	0	0	0	1	0	0	0	0	1
TOTALS	12	12	32	14	9	15	19	8	14	11	9	155

No Crime Incident Event Breakdown

Event	Description	Total	%
911	911 Hang Up	0	00.0
AIDM	Aided Motorist	0	00.0
AL	Alarm	0	00.0
BEA	Bureau Of Elderly & Adult Services Investigation	1	00.2
CC	Citizen's Complaint	2	00.5
DF	Dog License Civil Forfeiture	0	00.0
FIN	Child In Need Of Services	0	00.0
IV	Civil Standby	2	00.5
COM	Community Outreach	0	00.0
CP	Community Policing	0	00.0
DCI	Dcyf Investigation	16	03.9
DEE	Put Down Injured Animal	0	00.0
DOG	Dog At Large / Loose Dog	1	00.2
EPM	Evidence/Property Management	0	00.0
FIN	Fingerprinting	6	01.5
PR	Found Property	13	03.2
R	Fraud Report	1	00.2
IA	Internal Affairs Investigation	0	00.0
EA	Involuntary Emergency Hospitalization	2	00.5
UV	Juvenile Complaint	7	01.7
D	K-9 Deployment	0	00.0
EB	Law Enforcement Background Investigation	0	00.0
ED	Medical Call	0	00.0
VC	Motor Vehicle Complaint	2	00.5
C	Noise Complaint	1	00.2
DT	National Drug Take Back	1	00.2
ED	Neighbor Dispute	0	00.0
O	Notification	1	00.2
TO	No Trespass Order	0	00.0
D	Drug Overdose	0	00.0
F	Fatal Overdose	0	00.0
HR	Ohrv Complaint	1	00.2
DB	Prescription Drug Box	2	00.5
J	Police Pursuit Report	0	00.0
AD	Radar Enforcement	0	00.0
H	Road Hazard	0	00.0
PO	Return Property To Owner	1	00.2
C	Shooting Complaint	0	00.0
CA	Scams/Phone&email	1	00.2
EC	Security Check	45	10.9
P	Serve Papers	30	07.3
PA	Suspicious Activity	4	01.0
PM	Suspicious Motor Vehicle	2	00.5
PP	Suspicious Person	0	00.0
SA	Safe Schools Act	34	08.3
JI	Suicide	4	01.0
S	Sex Offender Registration	18	04.4
E	Traffic Enforcement	0	00.0
i	Threats	0	00.0
RU	Truancy	1	00.2
TD	Tree / Wires Down	0	00.0
U	Unattended/Untimely Death	3	00.7
VIN	Vin Verification	2	00.5
W	Well Being Check	4	01.0
W	Weapons Incident	0	00.0
--	Not Specified	0	00.0
PR	Lost Property	4	01.0

Records Analysis Report
01/01/2024 - 11/27/2024

11/27/2024

SC	Assist Citizen	35	08.5
IN	Police Information	78	18.9
OA	Assist Other Agency	52	12.6
CP	Animal Complaint	3	00.7
IS	Disturbance	15	03.6
DT	Sudden Death	1	00.2
FE	Assist Fire/EMS	13	03.2
IP	Missing Person	1	00.2
RA	Cruiser Accident	1	00.2
TH	Other	1	00.2

Grand Total: 412

**Candia Volunteer
Fire Department
11 Deerfield Road
Candia, NH 03034
603-483-8588
603-483-0252 fax**

Memo

Date: December 2, 2024
To: Board of Selectmen
Re: Monthly Report

November 2024 HIGHLIGHTS

- 1. Regular Truck and Building Maintenance
- 2. No Training – Thanksgiving
- 3. EMS Training

Candia Fire Rescue



Candia, NH

This report was generated on 11/27/2024 10:46:53 AM

Incident Statistics

Zone(s): All Zones | Start Date: 11/01/2024 | End Date: 11/27/2024

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		13	
FIRE		13	
TOTAL		26	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$0.00		\$0.00	
CO CHECKS			
TOTAL			
MUTUAL AID			
Aid Type			Total
Aid Given			9
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
2		7.69	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 1	0:06:32	0:10:18	
AVERAGE FOR ALL CALLS			0:07:30
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 1	0:03:38	0:03:13	
AVERAGE FOR ALL CALLS			0:03:51
AGENCY	AVERAGE TIME ON SCENE (MM:SS)		
Candia Fire Rescue	16:52		

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.

Candia Fire Rescue

Candia, NH

This report was generated on 11/27/2024 10:48:49 AM



Incident Type Count per Station for Date Range

Start Date: 11/01/2024 | End Date: 11/27/2024

INCIDENT TYPE	# INCIDENTS
Station: 1 - STATION 1	
111 - Building fire	1
142 - Brush or brush-and-grass mixture fire	1
321 - EMS call, excluding vehicle accident with injury	10
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	2
440 - Electrical wiring/equipment problem, other	1
444 - Power line down	1
500 - Service Call, other	1
611 - Dispatched & cancelled en route	8
# Incidents for 1 - Station 1:	26

Only REVIEWED incidents included.



Building Department		
Permits Issued	November 2024	November 2023
Bed Bottom	2	
Bldg Permit	3	
Burner	1	
Commerial	1	
Deck	2	1
Demo	3	1
Driveway		
Electrical	11	17
Foundation Only	2	
Gas	1	13
Gas Piping	6	
Generator	2	1
Manuf Home	1	
Mechanical	1	3
Oil Tank	1	1
Pellet/Wood Stove		
Place of Assembly		1
Plumbing	3	3
Pool	2	
Propane Tank	5	
Renewals		
Repair	5	5
Residential Addition		
Residential One Family		1
Residential Remodel		
Temp Occupancy		
Shed		
Solar	4	3
Use		
TOTAL PERMITS	56	50
INSPECTIONS	59	49
	(5 failed)	(4 failed)
November Revenue	\$ 8,320	\$ 5,600
YTD Revenue	\$ 85,166	\$ 82,946
Impact Fees	\$ -	

**Town of Candia
Board of Selectmen
Tel: 603-483-8101
Fax: 603-483-0252**

Memo

To: Members, Candia Board of Selectmen
From: Boyd Chivers
Date: November 18, 2024
RE: Proposed Warrant Article

I regret being unavailable on November 25th to urge your support for the sale of surplus property owned by the Town with the proceeds to be deposited in a capital reserve account dedicated to the replacement of the current police facility. I also urge your support for a proposed warrant article that would establish that capital reserve account, a copy of which is hereby attached and is based on a previously successful warrant article. The properties to be sold will be determined by the board at a future date if the warrant article is adopted by the town in March.

For example, I have tentatively identified some 50 parcels of land now owned by the Town which serve no municipal purpose which the board may consider for disposition if it supports this recommendation. The total assessed valuation of the parcels, all unoccupied, is \$2,313,256.00 which, if returned to the tax rolls would yield an additional \$48,856 in annual property taxes in addition to funding the capital reserve account.

While it is impossible to predict the amount to be derived from the public auction of these parcels, a minimum bid of 50% of assessed valuation would, if all parcels identified by me are sold for the minimum bid, yield \$1,040,965 (net of the auctioneer fee of 10%).

This proposal would go a long way towards accomplishing our goal of funding a replacement of the police department facility with no impact on the tax rate. I urge your support.

PROPOSED WARRANT ARTICLE TO BE CONSIDERED BY THE BOARD OF SELECTMEN*

ARTICLE XX To see if the Town will vote to direct that the net proceeds from the sale of Town owned land be deposited in a Police Department Capital Reserve Fund to be established for the purpose of replacing the current police facility. Said fund to be expended under the authority of the Board of Selectmen.

* from 2002 town report article 31

NOTE: Article 27 from the 2003 town report authorizes the selectmen to sell town owned property subject to RSA 41:14A. This authority has not been revoked.

ARTICLE 21: To see if the Town will vote to raise and appropriate the sum of **Three Thousand Eight Hundred Dollars and no cents (\$3,800.00)** for electrical improvements and exterior painting at the Fitts Museum. Said funds to be expended under the direction of the Trustees of the Fitts Museum. (By request of the Trustees of the Fitts Museum.)

ARTICLE 22: To see if the Town will vote to raise and appropriate the sum of **Seven Thousand Five Hundred Dollars and no cents (\$7,500.00)** in continuation of its support of the Candia Teen Center. (By request of the Candia Teen Center.)

ARTICLE 23: To see if the Town will vote to increase the annual salary paid to the Chairman of the Board of Selectmen from **Two Thousand Dollars and no cents (\$2,000)** to **Three Thousand Dollars and no cents (\$3,000)**; and increase each other Selectman's salary from **One Thousand Seven Hundred Dollars and no cents (\$1,700)** to **Two Thousand Five Hundred Dollars and no cents (\$2,500)** annually in payment of their services rendered to the Town of Candia. The proposed increases will take effect March 2004. (By request of the Board of Selectmen)

ARTICLE 24: To see if the Town will vote: "Shall we delegate the duties and responsibilities of the cemetery trustees to the Board of Selectmen?" (By request of the Board of Selectmen)

ARTICLE 25: To see if the Town will vote to raise and appropriate the sum of **Five Hundred Dollars and no cents (\$500.00)** and to place said funds in the expendable general fund trust fund known as the Playground Maintenance Fund, established pursuant to RSA 31:19-a at the March, 1998 Town Meeting. The purpose of this fund is for replacement of the surface of the playground and upkeep of equipment with the Selectmen appointed as agents. (By request of the Board of Selectmen and recommended by the Board of Selectmen.)

ARTICLE 26: To see if the Town will vote to raise and appropriate the sum of **Twenty-Five Thousand Dollars and no cents (\$25,000.00)** to be used for the purpose of creating a Capital Improvement Plan (CIP), and to assist the Planning Board in updating the Zoning Ordinance and Sub-Division Regulations. Said funds to be expended under the direction of the Planning Board for these purposes. This special warrant article will establish a non-lapsing account per RSA 32:7 VI, which will not lapse until the plans and updates are completed, or until December 31, 2005. (By request of the Planning Board and recommended by the Board of Selectmen.)

ARTICLE 27: To see if the Town will vote, in accordance with RSA 41:14-c, to adopt the provisions of RSA 41:14-a 'Acquisition or Sale of Land, Buildings, or Both' authorizing the Selectmen to acquire or sell land, buildings, or both, in the name and in the best interests of the Town, subject to the procedures established in the statute and including limitations on the sale of specific Town-owned land as defined in the statute. (By petition of the minimum number of registered voters.)

ARTICLE 28: To see if the Town will vote to raise and appropriate the sum of **Seven Thousand, Five Hundred Dollars and no cents (\$7,500.00)** to be placed in the expendable general trust fund under the provisions of RSA 31:19-a, known as the Incinerator Maintenance Fund, which was established in 1990. (By request of the Board of Selectmen and recommended by the Board of Selectmen.)

ARTICLE 29: To see if the Town will vote to raise and appropriate the sum of **Forty-Five Thousand Dollars and no cents (\$45,000.00)** to cover the reimbursable costs associated with Police activities, including but not limited to Police Special Details and grant programs. Said funds to be expended under the direction of the Board of Selectmen. (By request of the Chief of Police and the Board of Selectmen.)

ARTICLE 30: To see if the Town will vote to raise and appropriate the sum of **Eighteen Thousand Dollars and no cents (\$18,000.00)** for the purchase of a generator with switch gears and related wiring circuitry to be used at the town office building. Said funds to be expended

**Town of Candia
Selectmen's Office**

Memo

To: Board of Selectmen
From: Andria Hansen, Town Administrator
Date: December 2, 2024
Re: Boston Post Cane

I wanted to bring to your attention that the time has come to award the Boston Post Cane to another deserving nonagenarian. Unfortunately, we recently lost Reggie Henshaw, who held the honor for 6 years before his passing last month.

After speaking with the Town Clerk, it has been suggested that Lena "Jean" Holt would be a wonderful recipient. Jean is 98 years old and currently resides in a nursing home. However, if any of you have other nominations in mind, please let me know as soon as possible.

*Town of Candia
Board of Selectmen
74 High Street
Candia, NH 03034
(603) 483-8101*

Request to Place an Item on the Selectmen's Agenda

Individuals or committees wishing to place an item for consideration on the Selectmen's agenda, or to appear before the Board, must complete this form and submit it to the Selectmen's Office by Thursday at noon, before the Monday evening Selectmen's meeting. Please include with this form any supporting material necessary to clarify the issue to be presented. The Town Administrator will confirm the appointment prior to the meeting.

Requested Date of Appearance: Nov 25 2024

Person Requesting Appearance: Ron Laverdure

Representing (Committee): Southern NH Planning Commission

Telephone Number(s): 603 860 8689

Subject: Introduction

Nature of Discussion: Explore how I as a member of the SNHPC representing the town of Candia can interface with the town of Candia's leading representatives to provide the best service to the residents of Candia.

In accordance with NH RSA 100-A:50, Candia permits its employees upon retirement to continue to participate in the same group health plan coverage as is provided to active employees. Furthermore, the retirees shall be considered part of the same group as active employees for the purposes of determining medical and dental plans. Retirees shall be required to pay 100% of the cost for participation in the health plan payable directly to the insurance provider.

The health insurance benefit does not apply to regular part-time employees or temporary employees. Part-time and temporary employees who have been employed by the Town for at least one (1) year and advance to a full-time position, shall be eligible to receive health insurance benefits after the completion of thirty (30) days full-time employment with the Town. *(amended 5/13/24)*

JURY DUTY

The Town of Candia considers it a civic duty to serve on a jury if summoned and will grant leave for the employee to be called. Full-time employees summoned for jury duty must notify their supervisor within forty-eight (48) hours of receipt of the jury summons.

In order to receive jury duty pay, the employee shall include a copy of the official statement of jury service and proof of payment received for jury service with their payroll timecard. The employee shall be paid the difference between the jury pay and their regular, straight time base rate of pay for the day(s) on which jury leave is taken.

While serving on a jury, the employee shall call his/her supervisor daily to advise him/her of their status. For two days the employee is not required to serve, or if excused from service for more than two (2) days before the end of the regular workday, the employee must report to work unless granted an exception by their supervisor. The benefits of full-time employees shall accrue without interruption during any term of jury duty. The provisions of this policy are not applicable to an employee who, without being summoned, volunteers for jury duty. *(amended 5/13/24)*

HOLIDAYS

All full-time employees of the Town of Candia will be given a day off with pay for ten holidays and two floating holidays. *(amended 5/13/24) 7/21/23)*

Employees who are not be entitled to paid holidays until after the completion of 90 days of creditable service. To be eligible for holiday pay, an employee must work the last regularly scheduled workday preceding the holiday and the first regularly scheduled workday following the holiday, unless the supervisor has approved by the supervisor.

Should a holiday occur during an employee's scheduled vacation, the employee may either receive a paid holiday absence for the day or extend the vacation period by the number of holidays occurring during the scheduled vacation period.

This article does not apply to part-time employees or temporary employees, unless granted an exception by the Board of Selectmen. Personnel that have been employed to work part-time or temporarily by the Town then are subsequently hired to work full-time, shall be entitled to paid holidays after the completion of 90 days employment with the Town, counted from the date of hire.

For full-time employees, the holidays will usually consist of:

- New Year's Day
 - Civil Rights Day
 - President's Day
 - Memorial Day
 - Independence Day
 - Labor Day
 - Veteran's Day
 - Thanksgiving
 - The Day after Thanksgiving
 - Christmas
- and, two floating holidays.

The Town Office will be closed on observed holidays. Holidays that occur on a Saturday will usually be observed on the preceding Friday, and Sunday holidays will usually be observed on the following Monday.

Any holiday occurring on a Friday shall be considered an additional "floating" holiday for those employees whose regularly scheduled work week excludes Friday.

Full-time employees will be paid a normal day's pay for the day on which the holiday is observed or the floating holiday is taken. Total hours submitted on a time slip for any employee during a holiday week are not to exceed 40 hours. (amended 7/21/23)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Four Thousand Five Hundred Dollars (**\$4,500**) to be added to the **Smyth Memorial Building Expendable Trust Fund** previously established. Said funds to be expended under the direction of the Board of Selectman.
(Recommended by the Board of Selectmen by a vote of 0-0-0)
(Recommended by the Budget Committee by a vote of 0-0-0)

ARTICLE. To see if the Town will vote to direct that the net proceeds from the sale of Town owned land be deposited in a Future Capital Improvement Capital Reserve Fund. Said fund to be expended under the authority of the Board of Selectmen.
(Recommended by the Board of Selectmen by a vote of 0-0-0)

ARTICLE. To see if the Town will vote, under the provisions of RSA 72:39-a & b, to Modify the Elderly Exemptions from the assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, \$55,000; for a person 75 years of age up to 80 years, \$80,000; for a person 80 years of age or older, \$100,000. To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than \$50,000 for single or married; and who's net assets are not in excess of \$300,000 for single or married; excluding the value of the person's residence. (By request of the Board of Selectmen.)
(Recommended by the Board of Selectmen by a vote of 0-0-0)
(Recommended by the Budget Committee by a vote of 0-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Six Thousand Eight Hundred Seven Dollars (**\$6,807**) in support of the **Rockingham County Community Action**.
(Recommended by the Board of Selectmen by a vote of 0-0-0)
(Not recommended by the Budget Committee by a vote of 0-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Four Thousand Dollars (**\$4,000**) in continuation of its support of the **Visiting Nurse Association** of Manchester and Southern New Hampshire.
(Recommended by the Board of Selectmen by a vote of 0-0-0)
(Not recommended by the Budget Committee by a vote of 0-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Three Thousand Two Hundred Fifty Dollars (**\$3,250**) in continuation of its support of the **American Red Cross**.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Two Thousand One Hundred Dollars (**\$2,100**) in continuation of its support of the **Rockingham County Nutrition and Meals on Wheels Program**.
(Recommended by the Board of Selectmen by a vote of 0-0-0)
(Not recommended by the Budget Committee by a vote of 0-0-0)

ARTICLE .

I am speaking tonight about the 2024 Town Assessment Revaluation. Specifically, the Land Valuation increase.

There was a marked increase in the “acre” of land that a house sits on. This is now \$228,700. For one acre. Regardless of how much land you own- be it 1.5AC or 6 AC- that is what was assessed. In my case, my land taxable value for the 4.4 AC went from \$135,500 last year to \$268,600- nearly doubled. Stunning. This current acre evaluation at \$228,700 is higher than my entire property assessment from last year at \$226,500. Unbelievable.

I did a random check on Candia properties, and it seems that everybody was assessed the same. Any additional acreage remained the same at \$5,000 AC. I feel that those of us who own “modest” homes or own <3 AC are being unduly burdened by this cookie-cutter assessment of \$228,700 AC.

I tried to get a better understanding from the Town Administrator who handed me off to Mr. Stephan Hamilton of Whitney Consulting Group who conducted the assessment. I was left without answers. I know that there is a process for assessment abatement. I cannot apply for this until tax bills are received. Realistically, I likely would not prevail as I do not have “good cause” (disproportionality or hardship).

I may be way off base in my interpretation of this assessment, but I hope that you, the Board of Selectmen, can help me understand why you approved this formula for the increase in land revaluation. It does not seem fair, will burden many residents and flies in the face of encouraging affordable housing in Candia.

I am willing to listen, learn and above all, pay my fair share of taxes.

Respectfully,

Anne Lacey

39 Critchett Road

Map Lot Sub: 406 / 152 / 0

OWNER INFORMATION		SALES HISTORY					PICTURE
LACEY, ANNE L., REVOCABLE TRUST OF		Date	Book	Page	Type	Price Grantor	
LACEY, ANNE L. TRUSTEE		06/23/2010	5124	2382	U V 99	LACEY, ANNE L	
39 CRITCHETT ROAD		08/28/1989	2806	0773	U V 99	UNKNOWN	
CANDIA, NH 03034							
PROPERTY HISTORY		COMMENTS					
05/22/24	INSP	MARKED FOR INSPECTION					SKYLIGHTS, OLD FRAMES OF SHDS IN FIELD=NV DIRT PARKING AREA 13M&L:ADJ BDRM & TTL RM CT 19RVW:ADJD TTL RM CT & ADDED FD=SOME OD
10/01/19	JM41	HRING CHANGE					
02/04/14	PI64	PHONE INFORMATION					
08/30/13	JD01	MEASUR+I VISIT					
05/21/09	RK14	RESIDENTIAL FIELD REVIEW					
08/24/04	PF41	HRING CHANGE					
07/15/04	MG03	LETTER SENT					
06/18/04	PP14	RESIDENTIAL FIELD REVIEW					

EXTRA FEATURES EVALUATION						
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value Notes
HEARTH - HRTH	1		100	1,000.00	63	630 Year: 1987 600

MUNICIPAL SOFTWARE BY AVITAR			
CANDIA ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2022	\$ 90,400	\$ 600	\$ 135,500
			Parcel Total \$ 226,500
2023	\$ 90,400	\$ 600	\$ 135,500
			Parcel Total \$ 226,500
2024	\$ 152,800	\$ 600	\$ 268,600
			Parcel Total: \$ 422,000

LAND VALUATION										LAST REVALUATION: 2024				
Zone: RESIDENTIAL		Minimum Acreage: 1.00		Minimum Frontage: 200				Site: AVERAGE		Driveway:		Road: PAVED		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.000 ac	228,700	F	110	100	100	100	100 -- LOW	100	251,600	0	N	251,600	
IF RES	3.400 ac	x 5,000	X	100				100 -- LOW	100	17,000	0	N	17,000	
	4.400 ac									268,600			268,600	