

APPROVED
Candia's Virtual Selectmen's Public Session Minutes
June 9, 2025, 6:30 pm

Note: Individual roll call has been taken after each motion.

6:30 pm Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

Robotics Championship-Lancers Robotics Team 2701F: The meeting began with a special announcement recognizing the Moore School, Lancers Robotics Team 2701F, also known as the Duckies, for their participation in the world championship robotic competition in Dallas, Texas. The team, consisting of eighth-grade students Hunter, Joe, Henry, and Alivia, along with coaches Catherine and Mark Sangillo, presented their robot and discussed their experiences. They explained the year's game Rapid Relay, and how their robot was designed to score points. The team highlighted their collaboration with teams from various countries and the challenges and excitement of the world competition. They were asked if they built the robot from scratch, and the team clarified that they used a kit with modifications and programming. The Board Members congratulated the team, noting that they were the fourth team from Henry Moore School to go to Worlds.

Attendance: Chair Brien Brock, Selectman Patrick Moran, Selectman Boyd Chivers, Selectman Stephanie Helmig, Selectman Susan Young and Town Administrator Amy Spencer.

Approval of Minutes: Public session minutes of May 12, 2025.

Motion: Selectmen Chivers made a motion to approve the May 12, 2025, Public Session Minutes as presented. Selectman Moran seconded. Motion carried by a vote of (5-0-0).

DEPARTMENT REPORTS

Highway: Road Agent Wuebbolt read the report and gave updates. He announced the resurfacing of Old Candia Road beginning June 23rd, and Officers will be on duty for traffic control. He suggested drivers seek alternate routes if possible. He confirmed that brush cutting and canopy trimming will continue to be on their agenda this year.

Selectman Young asked if some of that work could be spread around so that other people in Town can do the brush cutting or if is it a certain crew that performs the work? Road Agent said he has someone that does most of the work and they have been for quite some time.

Police: Chief Shevlin read the report and gave updates. He warned the public about the current cell phone scams proclaiming they are DMV (Division of Motor Vehicles) and requesting money.

Chief Shevlin stated he has not received an answer from NH DOT when the LED Stop Signs will be installed at the Exit 3 intersection.

Chief Shevlin discusses safety concerns on Patten Hill Road by focusing on speed control and signage. While efforts are underway to manage the speeding, the presence of advisory (yellow) speed limit signs and recommending 20 mph, is causing confusion. He emphasized that the yellow signs are advisory, unlike mandatory white and black regulatory signs. They are focusing on reckless driving rather than minor speed exceedances on the winding and hilly road. Overgrown brush is obscuring visibility was also noted, with measures taken to improve sightlines for pedestrians and cyclists. He stressed the importance of adhering to regulatory speed limits.

Fire Department: Selectman Helmig read the report. She was tasked to find out who reviews the fire plans, and after speaking to the Fire Chief, he said that he would be the one doing it. She believes after a Building Inspector is hired, they can have a meetings together and to discuss what the expectations are.

Building Department: Selectman Moran said they are in the process of hiring a Building Inspector. He indicated many permits have been processed, things are going well and everything is under control.

Solid Waste: Selectman Chivers read the report and gave updates. The roadside cleanup is nearing the end and the blue bags continue to be available if needed.

Budget Committee: Selectman Young mentioned the Budget Committee wanted a meeting with the Treasurer, Trustees of the Trust Fund and the Accounting & Payroll Specialist. She is not sure if it is going to happen. The Budget Committee has a list of questions that they wanted to know about, so she will probably post them. She will also leave them in the Selectmen's mailboxes to see if they are interested. Some people want to know what is going on and to understand the budget and that is very encouraging. Chair Brock asked if this was going to happen. Town Administrator Spencer said she spoke to the Budget Committee Chair Lynn Chivers, and she was told it was not necessary for the finance people to attend and that one of the big questions has been answered.

Planning Board: Chair Brock said the they are currently working very heavily on the fee structures. The HOP (Housing Opportunity Project) Grant is still ongoing, it is a behind schedule but it continues to be in the process.

The board discussed Town owned properties available for disposal, narrowing the list down to seven.

Selectman Chivers informed the Board about additional Town owned properties that were discovered and are not listed in the Town Report. Assessor Steve Hamilton and the Auctioneers will be helping to identify the properties.

NEW BUSINESS:

Tax Exemptions: Assessor Steve Hamilton of Whitney Consulting gave the Board an update by stating they have been through all the Abatement Requests for 2024. The deadline for filing was March 3rd, 2025, with a total of 20 requests received. When they converted from Vision CAMA to Avitar CAMA, several vacant land parcels had their land condition factor inverted and therefore adjusted incorrectly. For example, a vacant land locked parcel with a 10% condition rating was inverted to 90%. Vision has many land use codes for vacant parcels while Avitar does not have any. There are codes and fields in Vision for vacant unbuildable parcels that don't exist in Avitar. The codes and fields in Vision give an adjustment for the lack of utility and his assumption is that when they converted them into Avitar the information didn't come through accurately between the two systems

The meeting discusses the process of reviewing property assessments and granting abatements. The group decides to address each property individually.

1. The property, located at 32 Healy Road, was initially assessed at \$777,500. However, an inconsistency was found in the land's condition factor compared to neighboring properties. To

correct this, a \$51,000 abatement is recommended, reducing the assessment to \$726,700. This recommendation is supported by the Board.

2. The board reviewed the property assessment for 35 Podunk Road. The initial assessment was \$652,200, but a minor sketch adjustment, correcting a description of a basement entry, resulted in a reduced assessment of \$651,200. This recommendation is supported by the Board.
3. The property located on Critchett Road (tax map 407, lot 41), had an erroneous land adjustment factor. The initial assessment was \$259,100, and an assessment of \$20,100 was recommended. This recommendation is supported by the Board.
4. The property at 56 Knowlton Road was initially assessed at \$282,350 and includes land under current use designation. An inspection of the property has been conducted. Corrections were needed to the building and land descriptions to align with similar properties. An abatement of \$217,703 was recommended. The property includes a home lacking central heat, electricity, and plumbing. These deficiencies influenced the evaluation. Questions arose regarding the initial assessment of \$282,000, given the lack of utilities. It was explained that the property's location on a remote private road hindered initial inspection attempts during mud season. While the lack of power and plumbing was known, a thorough interior inspection revealed further issues requiring corrections, leading to the abatement recommendation. This recommendation is supported by the Board.
5. The property at 118 Depot Road required corrections to the property sketch, feature descriptions, and basement area details, impacting their claim of an unfinished basement. The initial assessment was \$552,700, but due to the discovered errors, a recommended abatement to \$541,700 was proposed. This recommendation is supported by the Board.
6. An inspection of the Candia Masonic Temple at 12 South Road revealed physical description errors on the building and a missing land valuation adjustment. Therefore, a reduction in assessment from \$320,800 to \$276,500 was recommended and accepted, reflecting the building and land's condition. The property's request for a charitable tax exemption was denied due to non-qualification under the law. A question arises regarding the specific legal basis under which the abatement could be granted, emphasizing the need for consistency in applying such decisions. The discussion centers on a fraternal organization's tax-exempt status. They discussed the organization's past request for tax relief a couple of years prior, which was not granted. A key point is that the organization is fraternal, not charitable, which seems to be the source of the difficulty in obtaining tax exemption. The lodges' organizational structure is not designed to qualify them for a charitable exemption. A discussion began with a review of a previous legislative attempt to create an exemption for Masonic Lodges. It's revealed that a legislative attempt to create an exemption for Masonic Lodges failed to pass. This recommendation is supported by the Board.
7. The property assessment review for 39 Critchett Road was thoroughly inspected during an informal hearing last summer, and the property record card is believed to be accurate. A further

inspection was conducted to verify the information. A discrepancy is noted: the taxpayer used the incorrect equalization ratio (prior year's ratio instead of the current year's 97.6% ratio for 2024) in their application. It was recommended the abatement request be denied. This recommendation is supported by the Board.

8. The assessment of property at 647 Old Candia Road. An inspection revealed no errors in the property description, although some neighboring property values had changed. However, these changes did not indicate an overvaluation of the property. The assessment was \$539,100. The taxpayer provided sales data; after removing sales from 2020 (different market conditions) and non-arms-length transactions, the median sale price was \$537,500 – very close to the assessed value. It was recommended the abatement request be denied, maintaining the \$539,100 assessment. This recommendation is supported by the Board.
9. The assessment of the property located at 378 Currier Road was initially assessed at \$222,400, which included improvements such as a foundation. However, it was discovered that the property had a "no trespassing" sign, preventing a full assessment. The foundation permit, initially assumed to be completed, was not. Consequently, the property's value was reassessed as vacant land, resulting in a recommended abatement to \$180,700. This recommendation is supported by the Board.
10. The reassessment of property located at 187 North Road was initially assessed at \$535,200, but a recent inspection revealed the house's condition was incorrectly categorized as "good" instead of "fair." This led to a downward adjustment in the assessed value. The older bathroom and kitchen also contributed to the reassessment. The new assessed value is \$451,400. This recommendation is supported by the Board.
11. The property at 44 Stevens Road initial assessment was \$398,600. However, a significant reduction in deck size and a change in the bedroom count necessitate a reassessment. The recommended abatement amount is \$392,000. This recommendation is supported by the Board.
12. The meeting discussed abatement recommendations for two properties. For 660 Old Candia Road, the original assessment was \$405,400, but a property inspection revealed disrepair, poor plumbing, and needed electrical repairs. An abatement to \$345,100 is recommended. This recommendation is supported by the Board.
13. The property at 30 Patten Hill Road is a 0.98-acre lot, It was assessed at \$33,535. Due to the land's non-use and the application of an appropriate condition factor, the abatement is recommended for denial. This recommendation is supported by the Board.
14. The property at 334 Deerfield Road with an original assessment of \$215,700 is recommended to be abated to \$20,500. This recommendation is supported by the Board.

15. There was discussion on the recommended abatements for two properties on High Street (342 and 364). Property of 342 High Street's assessment was originally \$525,600 but it is recommended to be abated to \$508,200 due to corrected condition ratings and property record card details. This recommendation is supported by the Board.
16. Property 364 High Street, originally assessed at \$431,368 and with a recommended abatement amount for \$373,468. This recommendation is supported by the Board.
17. The property at 62 Healy was initially assessed at \$678,206. However, a subsequent inspection revealed the condition to be "fair," not "good," significantly impacting the assessment. The recommended abatement amount is for \$639,406, with the difference to be paid. This recommendation is supported by the Board.
18. The property is located at 150 Chester Turnpike initial assessment was \$541,749. Post-inspection, a discrepancy was found concerning an area above the garage initially assumed to be living space, but which was not. The property is described as having an unfinished attic area over the garage requiring plumbing repairs. Due to these conditions, a reduced assessed value of \$495,349 is recommended, representing a reduction of approximately \$50,000. This recommendation is supported by the Board.
19. The commercial property located at 45 High Street. A tax abatement application was filed and is considered not unusual for commercial properties. However, the assessors' attempts to inspect the property to verify its condition and reflect changes to the buildings on the lot have been unsuccessful. The current assessment is \$1,227,600. Based on the lack of evidence supporting the abatement application, a recommendation is made to deny the abatement. This recommendation is supported by the Board.
20. The property located at 12 Old Deerfield Road was originally assessed at \$468,700. A property inspection revealed inaccuracies in the initial condition rating; the property was found to be in significantly worse condition than recorded, with substantial deferred maintenance including roof, flooring, and window issues. A proposed abatement of \$374,200 is suggested. This recommendation is supported by the Board.

The meeting concluded with expressions of gratitude for the careful attention given to the tax matters.

Accept Welfare Donation: The Board received a \$25,000 donation from the Cogswell Benevolent Trust to the Welfare Department, in honor of Mary Steinman's 43 years of service. After discussion the Board made the decision that the Welfare Officer will have complete authority over the matter on the donation check received and in going forward.

MOTION: Selectman Helmig made a motion to accept the \$25,000 donation from Cogswell Benevolent Trust to the Welfare Department. Seconded by Selectman Young. Stephanie Helmig-Yes, Selectman Young-Yes, Selectman Chivers-No, Chair Brock-Yes, Selectman Moran-Yes. Motion carried by a vote of (4-1-0).

New Hampshire Retirement System: The Board discussed the proposed retirement program of NHRS and its potential cost. They debated on the balance between fiscal responsibility and the need to support town employees, emphasizing the importance of employee retention and providing a plan for their retirement, suggesting the need for a retirement plan to attract and retain employees. Discussion ensued. It would cost the Town roughly \$50,000 per year, and approximately \$13,000 for the remainder of this year 2025. Selectman Young said she does not support this. Discussion ensued.

Selectman Young asked if this is an area that they would look at, as far as for budgetary reasons next year, if things had to be cut? Because once you start, you cannot do that, so there would be other areas the Board would look at? Selectman Chivers said they would have to. Selectman Moran said it becomes part of payroll. Selectman Young requested a copy of all the Towns in NH that are enrolled in NHRS.

MOTION: Selectman Helmig made a motion to enroll the Town Employees into NHRS possibly starting this year 2025 and in 2026. Seconded by Selectman Moran. Stephanie Helmig-Yes, Selectman Young-No, Selectman Chivers-Yes, Chair Brock-Yes, Selectman Moran-Yes. Motion carried by a vote of (4-1-0).

Fire Department-Appointments: The Board received two recommendations from the Fire Chief to appoint Cameron Moore and Connor Lonergan as Firefighters to Candia's Volunteer Fire Department.

Motion: Selectmen Helmig made a motion to accept the recommendation from the Fire Chief for Cameron Moore and Connor Lonergan as Firemen to the Candia Volunteer Fire Department as of June 9, 2025. Selectman Moran seconded. Motion carried by a vote of (5-0-0).

Agriculture Commission-Appointment: The Board received a recommendation from Chair Matt Cobb to appoint resident Michelle Lavallee as an alternate to the Agriculture Commission.

Motion: Selectmen Moran made a motion to accept appointment of Michelle Lavallee as an alternate to the Agriculture Commission as of 6/09/2025. Selectman Young seconded. Motion carried by a vote of (5-0-0).

Dog Warrant: The Board received the 2025 Dog Warrant to sign for the unlicensed dogs in the Town of Candia, for an additional \$25 per unlicensed dog that will take effect June 30th, 2025. All owners were notified by postcards, multiple emails as well as social media messages to license their dog.

Motion: Selectmen Chivers made a motion to sign the 2025 Dog Warrant. Selectman Helmig seconded. Stephanie Helmig-Yes, Selectman Young-Yes, Selectman Chivers-Yes, Chair Brock-Yes, Selectman Moran-No. Motion carried by a vote of (4-1-0).

OLD BUSINESS:

Dental Insurance: The Board received a request to increase the current Dental Plan from \$1,000 to \$2,000 yearly for the Town Office Employees. Right now the cost is \$530.75 for 11 employees and if the coverage is increased to \$2,000, the cost for the Town would be \$583.11, with a total increase of \$52.36 monthly or \$630 per year for all employees. The Board agreed to table this discussion until they had more clarity.

Calendar: The next Board of Selectman Meeting is Scheduled for Monday, June 23, 2025.

8:36 pm - Selectman Chivers made a motion to adjourn the meeting. Seconded by Selectman Moran. All in favor. Motion carried by a vote of (5-0-0).

Linda Chandonnet
Recording Secretary