## Candia Board of Selectmen

Agenda
October 27th, 2025, at 6:30pm

## Call to Order

## Roll Call

6:00pm - Non-Public - This public body may enter into one or more nonpublic sessions as permitted under RSA 91-A:3, II (c); RSA 91-A:3, II(I)

## 6:30pm

Approval of Minutes: Public Minutes for October 6th, 2025

## **New Business:**

- Jim Franklin
- 1. Fire Chief Dean Young
- 2. Ryan Polson Standard Power
- 3. Elderly Exemption
- 4. Cemetery Trustees Appointment

#### **Old Business:**

#### Other Business:

Selectmen's Meeting on November 24th, 2025, Monday before Thanksgiving.

## Calendar:

- Trick or Treat Friday, October 31st, 2025 @ 5pm 8pm. Please drive safely.
- The next Board of Selectmen's Meeting is scheduled for Monday, November 10th, 2025.
- The Town Hall Offices will be closed on Tuesday, November 11th, 2025, for Veteran's Day.

## **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

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

# Memo

To: Board Members From: Boyd Chivers

Date: October 27, 2025

Subject: Proposed Warrant Article to Increase Veterans Exemption

The New Hampshire Legislature recently made changes to RSA 72:35, the Optional Tax Credit for Service-Connected Disability. The change now prohibits veterans from being eligible for both the Standard Veteran's Tax Credit (\$750) and the \$2,000 Tax Credit for Service-Connected Disability. This means the permanently or totally disabled veteran cannot claim both the \$750 Standard Tax Credit afforded to all honorably discharged Candia veterans and the \$2,000 Tax Credit for the veterans with service-connected permanent or total disability. This restriction will deprive the 15 permanently or totally disabled Candia veterans of a \$750 tax credit who are now receiving the combined benefit of \$2,750 each.

Our assessor, Ben Heller, recommended a warrant article to correct this problem. The following draft is submitted for the Board's consideration, approval, and for inclusion on the 2026 ballot.

**Article #X:** To see if the town will vote to increase the optional tax credit for service-connected permanent and total disability provided for under RSA 72:35 1-a from \$2,000 to \$2,750 for qualifying veterans. This modification will allow Candia veterans to receive the same property tax credit that was previously approved but now restricted by RSA 72:35 but at no additional cost to the town because the proposed \$750 increase, together with the existing \$2,000 tax credit for permanent or total disability, would equal the sum of the two veterans tax credits that were previously combined totaling \$2,750.

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

# Memo

To: Board Members From: Boyd Chivers Date: October 27, 2025

Subject: Proposed Warrant Article to Modify Eligibility for an Elderly Exemption

The last year in which the income threshold for qualifying for an Elderly Exemption was in 2011 when Article 30 established \$50,000 as the maximum income for either single or married persons. Since then, the cumulative inflation from 2011 to 2025 is about \$44.03%: \$72,014.00 in annual income is now equivalent to what \$50,000 was in 2011 when the threshold was established.

In 2020, Article 34 increased the values of the exemptions. However, a recent real estate revaluation has significantly increased the assessed valuation of most Candia properties and resulted in a corresponding tax increase for many of our elderly citizens.

The following is a warrant article recommended by Ben Heller and approved by Steve Hamilton which I recommend the board consider and approve for the 2026 ballot that will both increases the income threshold and the value of the exemptions.

**ARTICLE XX** "To see if the town will vote, under the provisions of RSA 72:39-a&b to modify the qualifications of an elderly exemption from the assessed value to be as follows: for a person age 65 and up to 75 years, \$99,000; for a person 75 years of age up to 80 years, \$144,500; for a person 80 years of age or older, \$180,600. To qualify, a person must have been a New Hampshire resident for at least 3 consecutive years, own 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. I addition, the taxpayer must have a net income of not more than \$60,000 for a single or married and own net assets valued not in excess of \$300,000 for single or married, excluding the value of the person's residence." (Recommended by the Board of Selectmen by a vote of ) and the Budget Committee by a vote )

While it is impossible to estimate how many additional elderly residents will now be qualified for the Elderly Exemption because of the change in the income threshold, it is possible to quantify the additional loss of property tax revenue attributable to the \$5,000 increase in the exemption amount for those already receiving the exemption.

Board of Selectmen October 23, 2025 Page Two

There were 52 Elderly Exemptions reported in the 2024 Town Report. This proposal to increase the exemption amount would result in an additional \$260,000 in assessed valuation that would be exempt from property taxes (52X5,000). That would result in a \$3,343.60 loss in property taxes (260 X 12.86) or an estimated tax impact of \$0.003 (3344/9722). (Less than a penny/thousand.)

To Whom it concorr,
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My mos is James Kirkpatricle and this is my letter of intend for the position of alternate for comptay of trustoos. My with Snown
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assist how with how work. It would be an honer to some my community with
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Town of Candia

Electric Renewal Quotes

Current Rate: \$0.1088 Nov23-Nov25

## Constellation

12 Months- \$0.1099

24 Months- \$0.1099

36 Months- \$0.1099

## **First Point Power**

12 Months- \$0.11364

24 Months- \$0.11483

36 Months- \$0.11423

## **Engie**

12 Months- \$0.11428

24 Months- \$0.11508

36 Months- \$0.11476

Land Surveyor, LLC James E Franklin, Surveyor 173 Deerfield Road, Candia NH, 03034 Tel. (603) 785-6167

Email to: <u>JEFLS@proton.me</u>

October 27, 2025
To: Candia Board of Selectmen
and Candia Conservation Commission

Re: Dennis Lewis Town Forest and Mary Girard Town Forest. Please refer to the Conservation Commission RFP date September 20, 2025

Proposals for Land Survey Services were requested from four local survey companies. Three of the four submitted "bids' on September 29, 2025, as follows:

Promised Land Survey, LLC, Derry, NH \$29,250 James Verra & Associates, Newington & Candia, NH (?) Eric C. Mitchell & Assoc., Inc., Bedford, NH \$16,000 Lump Sum Land Surveyor, LLC, Candia, NH (no bid)

Recently, I prepared three sketch plans showing the following:

1-Color Coded key plan showing the location of the surveys that I could find, for the lots addressed by the RFP

- 2-Tax Map sketch showing the lots on the north side of New Boston Road, as they appear on the Town's Tax Maps. Note some of the lots are shown as "In Contention".
- 3-The survey plan that I did for the Conservation Commission in 2009, showing the boundaries between New Boston Road and the Deerfield Town line.

In-as-much-as the perimeter boundaries of the subject lots have been surveyed and their boundaries are certain, I suggest that the town hires a Licensed Land Surveyor to recover the boundaries and mark them with suitable permanent witness markers. The work should be tied into New Hampshire State Plane coordinates, with a written description of what was found that marks each corner, just like the perambulation records of the town line bounds. As a follow-up, the boundary lines should be blazed and painted to make them readily visible.



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## LINES IN CONTENTION

The properties that are noted as "in contention" was the result of land record research performed on behalf of the Girard family, prior to my 2009 land survey. In October 2010 I met with the BOS and the town attorney, for his recommendation for solving these discrepancies. His recommendation was for the town tax collector to send a registered letter to the official address of each lot, addressed to the last known owner. If the letter (s) come back as undelivered, the tax collector should place each letter into an assessment folder for each parcel. After the required amount of time for "Non-payment of Taxes" the collector could take each parcel and deed each lot to the BOS.

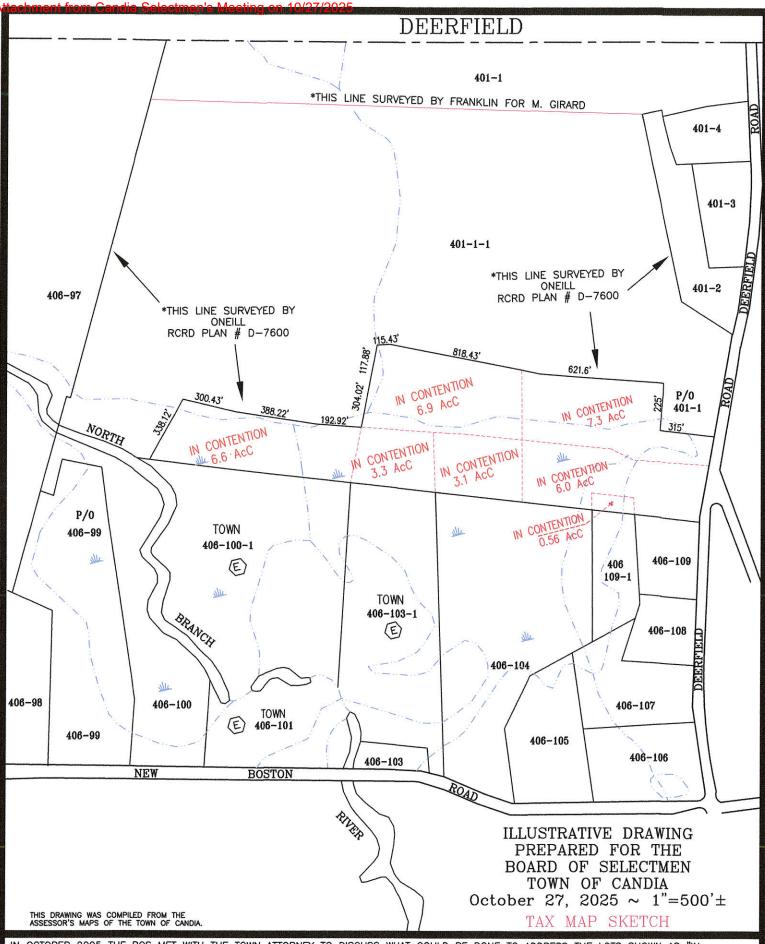
I do not know if this has been accomplished.

## **AGREEMENTS**

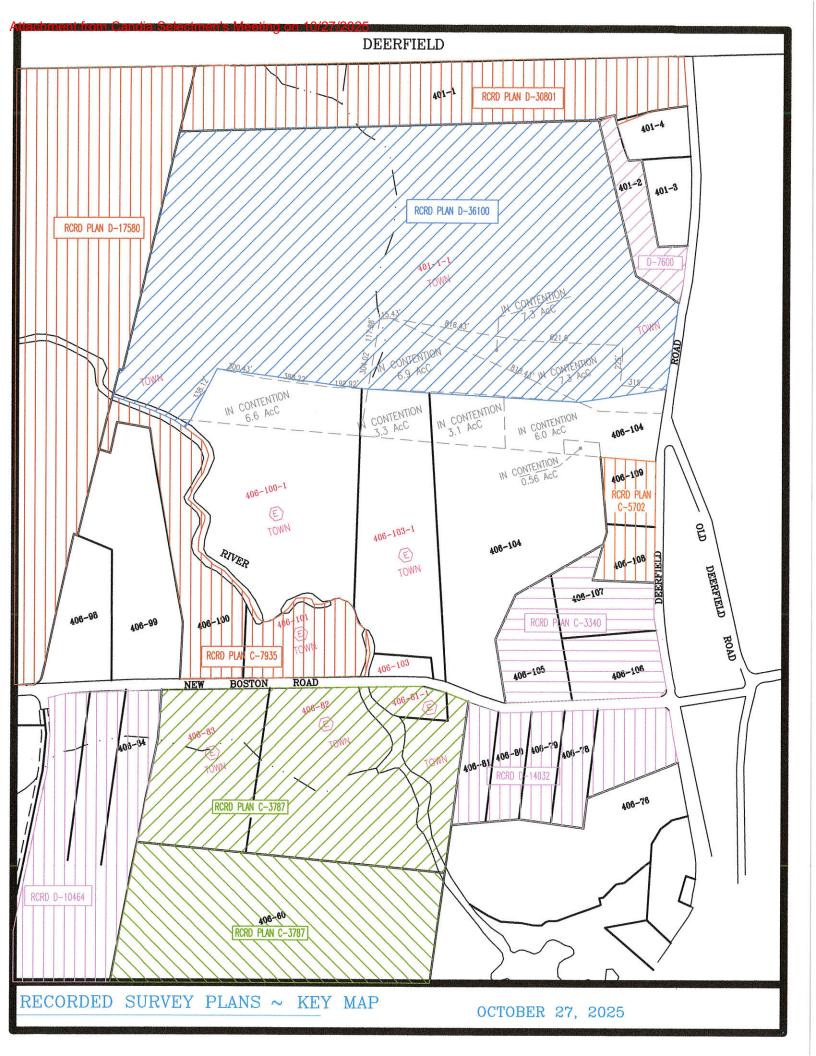
According to State Law, when boundaries are in dispute, and cannot be determined based on the deeds of the owners and their predecessors in title, the solution is a boundary line agreement. Part of the agreement requires that bounds be set and they must be called out in a written agreement, then recorded in the county registry of deeds. To the best of my knowledge, the boundary of Map 406 Lot 104 and the town owned land cannot be determined. During my 2009 survey, I set suitable monuments along along the line where I believed the line existed. I suggest the town pursue an agreement with the present owners of lot 104.

James E Franklin, Land Surveyor





IN OCTOBER 2005 THE BOS MET WITH THE TOWN ATTORNEY TO DISCUSS WHAT COULD BE DONE TO ADDRESS THE LOTS SHOWN AS "IN CONTENTION". AT THAT MEETING THE TOWN ATTORNEY SUGGESTED THAT THE TAX COLLECTOR SEND REGISTERED MAIL TO THE LAST KNOWN OWNER OF EACH PARCEL THAT IS IN CONTENTION, TO THE ADDRESS THAT THE TOWN HAS FOR EACH PARCEL. WHEN EACH LETTER COMES BACK AS UNDELIVERABLE, THE TAX COLLECTOR SHOULD SAVE THE LETTER FOR THE PRESCRIBED AMOUNT OF TIME, THEN CONVEY THE PROPERTIES TO THE BOS.



## DEERFIELD

