



**LEBANON BOARD OF ASSESSORS
JULY 29, 2021 - 12:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. May 27, 2021
 - 3. Old Business**
 - A. Commercial/Industrial Abatement Applications
 - 4. New Business**
 - A. Exemption Request of Alice Peck Day Memorial Hospital, Map 90/Lot 59
 - B. Exemption Request of Alice Peck Day Lifecare Center, Map 90/Lot 59
 - C. Supplemental Property Tax Warrant
Alice Peck Day Memorial Hospital, Map 90/Lot 59
 - 5. Other Business**
 - A. Exemption Request of Grafton Regional Development Corporation, Map 10/Lot 11-3600
 - 6. Adjournment**

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

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**LEBANON BOARD OF ASSESSORS
MAY 27th, 2021-12:00 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Jay Hutchins (Chair), Brian Ware, Frank Mastro, Falguni Mehta

MEMBERS ABSENT: None

STAFF PRESENT: Marlene Boisclair, Mike Pelletier, Ed Tinkler

GUESTS: None

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- Mr. Jay Hutchins reviewed the meeting procedures for remote meetings and NH RSA 91-A “Right to Know” requirements. A Roll Call of Board Members who participated remotely are listed above.

1. CALL TO ORDER – Chair Hutchins called the meeting to order at 12:00 PM.

2. OLD BUSINESS: None

3. NEW BUSINESS:

A. Tax Abatement Applications: Discussion was had on the valuation of properties in Lebanon.

Mr. Frank Mastro MOVED to accept the residential abatements as listed, see list attached to the agenda.

Seconded by Mr. Brian Ware.

Roll Call Vote:

Jay Hutchins, Brian Ware, Falguni Mehta, and Frank Mastro all voting Yea.

None voted Nay.

** The Vote on the MOTION was approved (4-0).*

Mr. Frank Mastro MOVED to accept the assessor’s changes to the commercial property’s valuation, see list attached to the agenda.

Seconded by Mr. Brian Ware.

Roll Call Vote:

Jay Hutchins, Brian Ware, Falguni Mehta, and Frank Mastro all voting Yea.

None voted Nay.

** The Vote on the MOTION was approved (4-0).*

B. Administrative Abatements

I. Revision Solar Impact Partners LLC. Map/Lot 157/3/200: Mr. Pelletier explained the abatement issue with this property.

II. Ruth C. Vincent, Map/Lot 90/42/770

Mr. Brian Ware *MOVED* to agree to the pilot program and move the assessment to \$0.00 on Revision Solar Impact, LLC and to the abatement on Ruth C. Vincent.
Seconded by Mr. Frank Mastro.

Roll Call Vote:

Jay Hutchins, Brian Ware, Falguni Mehta, and Frank Mastro all voting Yea.
None voted Nay.

**** The Vote on the MOTION was approved (4-0).***

C. Land Use Change Tax

I. Brenden J. and Stacey L. Macaskill, Map/Lot 138/7: Mr. Pelletier explained the land use change tax and how the program worked.

II. Jason and Molly Pepin, Map/Lot 138/7/200

Mr. Frank Mastro *MOVED* to approve the Land Use Change Tax for both properties listed above.
Seconded by Mr. Brian Ware.

Roll Call Vote:

Jay Hutchins, Brian Ware, Falguni Mehta, and Frank Mastro all voting Yea.
None voted Nay.

**** The Vote on the MOTION was approved (4-0).***

4. SIGNATURE ITEMS

A. Jeopardy Tax Warrants

I. Gordon Allan Lary, Map/Lot 56/15/3700

II. Winnifred R. Tucker, Map/Lot 56/15/1300

Mr. Jay Hutchins, Mr. Frank Mastro, Ms. Falguni Mehta, and Mr. Brian Ware all gave their authorization to use their signature stamps on the signature items.

Ms. Falguni Mehta *MOVED* to approve the Jeopardy Tax Warrants as listed above.
Seconded by Mr. Frank Mastro.

Roll Call Vote:

Jay Hutchins, Brian Ware, Falguni Mehta, and Frank Mastro all voting Yea.

None voted Nay.

** The Vote on the MOTION was approved (4-0).*

6. ADJOURNMENT:

Mr. Frank Mastro MOVED to adjourn the meeting at 12:43 PM.

Seconded by Ms. Falguni Mehta.

Roll Call Vote:

Jay Hutchins, Brian Ware, Falguni Mehta, and Frank Mastro all voting Yea.

None voted Nay.

** The Vote on the MOTION was approved (4-0).*

Respectfully submitted,

Barbara R. Higgins

Recording Secretary

2020 COMMERCIAL/INDUSTRIAL ABATEMENTS

App No	Map/Lot	Location	Property Owner(s)	Assessed Value	Recommended Change	Proposed Refund
2020-02	115-20	25 Airport Rd	Lafayette West Lebanon LLC	\$5,977,000	\$5,511,700	\$12,605
2020-18	91-263	1 Foundry St	1 Foundry St Properties LLC	\$1,612,400	\$0	DENY
2020-18	91-267	25 Mechanic St	1 Foundry St Properties LLC	\$402,200	\$0	DENY
2020-23	91-222	9 High St	Lebanon Housing Associates	\$2,122,900	\$150,700	\$3,630
2020-24	115-11	8 Glen Rd	Hoco F, LLC	\$11,010,400	\$10,247,400	\$20,670
2020-26	104-5	260 Mechanic St	LBK Properties LLC	\$2,881,100	\$2,600,000	\$7,615
2020-29	2-15	434 N Main St	Centurion Properties Inc	\$1,031,600	\$0	DENY
2020-30	101-5	120 S Main St	120 South Main Street LLC	\$653,700	\$648,600	\$138
2020-31	72-14	57 Main St	West Lebanon Ranch LLC	\$517,700	\$0	DENY
2020-37	101-36	325 Glen Rd	Betco Block & Products Inc	\$1,264,900	\$0	DENY
2020-47	114-1	250 Plainfield Rd	W/S Lebanon Associates LLC	\$45,991,500	\$0	DENY
2020-48	58-27	167 N Main St	XYZ Dairy LLC	\$351,500	\$0	\$650
2020-48	44-21	0 River Park Dr	XYZ Dairy LLC	\$154,800	\$0	DENY
2020-51	115-18	201 S Main St	Rexbo Realty Inc	\$2,627,500	\$2,333,500	\$7,964
2020-55	91-232	20 W Park St	20 West Park LLC	\$1,475,000	\$1,350,600	\$3,373
2020-56	91-233	2 W Park St	Godfrey Road HoldingS LLC	\$1,225,300	\$0	DENY
2020-57	10-11-2700	4 Lucent Dr	Luminescent Systems Inc	\$7,464,000	\$6,846,600	\$16,725
TOTAL COMMERCIAL/INDUSTRIAL:						\$73,370