

**Board of Assessors Meeting Minutes**  
**August 6, 2014**  
**6:45PM**  
**Chelsea Town Office**

1. The meeting was called to order by Chairman Smith at 6:50PM.

Assessors present were Benjamin Smith, Michael Pushard and Richard Danforth.

Also present were Scott Tilton, Jacki Robbins and Ed Tobias

2. **Scheduled Item:**

- A. Review and act on Tax Abatement Requests**

Assessors Agent Robbins reported that the Board of Assessment Review had met earlier in the evening to render a decision on the appeal by Peter and Shelly Hanson. She informed the Assessors that the appeal of the decision to deny an abatement made by them was upheld. A formal written decision will be prepared and sent the Hanson's.

Mrs. Robbins explained that there would be a need for a small abatement to adjust the value of the land due to the discovery of another acre of wetland. The taxable value would be \$25.82. The abatement would be reviewed and formal action if required would be taken at the August 20, 2014 meeting

- B. Review and act on Supplemental Tax Assessments**

There were not any supplemental assessments to review at this time.

### **C. Elim Christian Church Tax Exemption**

The Board of Assessors reviewed the letter and current assessment of the property assessed to Elim Christian Fellowship. The Assessors Agent and the Assessors did not agree with the current valuation proposed by O'Donnell and Associates. The Assessors prior to the revaluation made a thorough review of the property to determine what part of the land and building would be exempt from taxation.

A motion was made by Mr. Smith that was seconded by Mr. Danforth have the Assessors Agent contact the taxpayer and inform them that Chelsea had received their abatement request but had found it to be submitted past the date to apply for an abatement and to explain to them that the assessment for this year would be based on the information and value obtained prior to the revaluation. The vote was unanimous

### **D. Assessment of Gas Transmission Line**

The Assessors Agent updated the Assessors on the current status and assessment of the gas pipelines in Chelsea. Several towns have been meeting with representatives of the pipeline and a value fair to both parties has been established. The Assessors Agent stated that the gas transmission lines will add \$6.9 in value to Chelsea's overall assessment.

### **E. Assessment of Narrow Gauge Property**

The Assessors discussed how best to assess the former Kennebec Narrow Gauge RR line. Based on research performed to date the land would be assessed to Owners Unknown in accordance with 36 MRSA § 557A. Research would continue.

### **F. 2014-15 Tax Commitment**

The Assessors Agent presented the Assessors with three possible mil rates for them to select. The mil rate this year and possible increase next year with the potential loss of value from the TIF concerned the Assessors. They wanted to reduce the mil rate by a moderate amount while still preserving an adequate overlay. A motion was made by Mr. Danforth seconded by Mr. Pushard to set the mil rate at 0.01720. The vote on the motion was unanimous.

Next the commitment date of taxes was discussed. A motion was made by Mr. Smith and seconded by Mr. Danforth to commit taxes for collection August 6, 2014. The vote was unanimous. The first payment would be October 1, 2014 the second half would be due April 1, 2015. The interest rate on unpaid overdue balances would be 7%.

**G. Tax Bill Inserts**

The Assessors discussed what would be included as an insert with this year's tax bill. It was decided by consensus that this year the mailing of the bills would include something from Efficiency ME, a letter from the Chelsea Grange and additional information on the various town related groups that are in need of members and urging residents to join.

**3. Other Business**

None

**4. Adjournment**

A motion was made by Mr. Pushard that was seconded by Mr. Danforth to adjourn the meeting. Chairman Smith declared the meeting adjourned at 7:38PM.

Approved by the Board of Selectmen on August 20, 2014.

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Benjamin Smith

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Michael Pushard

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Richard Danforth