

# TOWN OF DANBURY - Board of Selectmen

## Regular Meeting Minutes

Wednesday, January 20, 2016

**Members Present:** Lyn England, Chair  
James Phelps  
Jessica Hatch

**Others Present:** Administrative Assistant, Karen Padgett  
Mike Daughen

### Checks/Applications/Signatures

- **Manifests** were reviewed and signed
- Jessica Hatch made a motion to approve the minutes of 1/13/16 as written, seconded by Jim Phelps. Motion carried.
- Building Permits
  - **02-2016B 406-166 Collins** for 2 bathroom remodels. James Phelps made a motion to approve building permit 02-2016B, seconded by Lyn England. Motion carried 3-0.
  - **03-2016B 415-006 Bliss** for a New Home Construction. In December of 2015 a building permit was approved and paid for to remodel the home at 1235 US Route 4. However, it will now be a new home construction. The board had previously agreed that the \$50 fee would be waived, however, the new building permit application was incomplete as there was no PUC#, plumber or electrician listed. Karen will contact the homeowners.
- Driveway Permit **2016-01-TN 415-006 for Bliss** to change the driveway to Wiggin Road will be given to the road agent to check out.

### Old Business:

- All 3 Selectmen and the Administrative Assistant attended the Budget Committee's public hearing on the budget which was held at the Town Hall on 1/14/16 at 7PM.
- The **revaluation proposals** from CNP, the assessing company, were discussed. Karen called Cheryl from CNP and she was put on speaker so the Board could ask her some questions and get clarification. The proposal offered was to do a statistical update this year for \$29,000 and then start a 5 year cyclical revaluation. Lyn asked if we could skip the update and start the cyclical 5 year revaluation. In doing this, it would be 10 years before the data is updated. In 2010 all properties were measured and visited. The state requires some type of revaluation every 5 years. Cheryl had some suggestions for saving money on the statistical update, such as leaving out the informal review process and notifying taxpayers in their tax bills of how their assessment has changed. This could create more requests for abatements. Jim stated that we are looking to incur the least cost to satisfy our requirement to the state. Cheryl will talk to Cindy to come up with some other options.
- **DRA 2015 Equalization Ratio** received. The median ratio for the land, buildings and manufactured housing for 2015 is 99.5%. The median ratio is used to evaluate appraisal performance and the need for reappraisal. The overall equalization assessment to sales ratio for 2015 is 100.3%. This ratio is used to equalize the modified local assessed valuation for all land, buildings and manufactured housing.
- Warrant articles were discussed and finalized. Jim proposed a warrant article for an appointed road agent and this was debated. Jim Phelps made a motion to include a warrant article that would make the position of road agent an appointed position. No second was made and the motion was not considered.

### New Business:

- The tax collector dropped off a copy of proposed legislation that would reduce interest on delinquent taxes to 5%.
- The Comcast contract was discussed and whether we(the town) are supposed to get free internet. It only states free cable tv. We do pay for high speed internet.
- **W2** forms were completed.

Motion made to adjourn at 7:15 by Jim, seconded by Lyn. Motion carried. Meeting was adjourned.