

Board of Civil Authority

Grievance Hearings

9/8/20

The Board of Civil Authority met at 5:30pm in the Pomerleau building.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Abby Pollender, Dennis Smith, Durward Ellis, Anne Cosgrove, Pierre Berube, David Brown, Diane Holmes, Steven Dolgin, Deborah Dolgin, Paul Laramie (BOA), Don Smith (BOA), Bob Swartz (BOA), and Bill Krajeski (Assessor).

All board members, assessor, BOA and appellants were sworn in. Rule of the hearings were explained to all present. Due to Covid, no physical inspection of properties will take place.

Steven Dolgin, 667 Portland Street, Parcel ID: 242055. See Assessor packet #1 for explanation of values from Assessors office. Mr. Dolgin stated the building is just used for storage, there is no heat or water in the building. An environmental study needs to be performed to confirm if there are contaminants on the property. Mr. Dolgin had emailed pictures to the town clerk which were put up on the projector for everyone to see. He feels value should be left at \$22,000.

Steven Dolgin, 8 Tremont Street, Parcel ID: 202028. See Assessor packet #2 for explanation of values from Assessors office. Mr. Dolgin wanted to know if the comps that were used were by a river. Assessor used comps by neighborhood type. Mr. Dolgin stated the next store neighbor had a collection of junk that effected his property. He also stated that the sewer backs up when there is a heavy rain. Due to Covid he has 1 tenant not paying rent. Mr. Dolgin had emailed pictures to the town clerk which were put up on the projector for everyone to see.

Dolgin Family Trust, 841 Concord Ave, Parcel ID: 272029. See Assessor packet #3 for explanation of values from Assessors office. Mr. Dolgin stated the property was gutted down to the studs, there was no heat, water, electricity or plumbing. They have started some renovations but have not gotten very far. The purchase price was \$34,600. Mr. Dolgin had emailed pictures to the town clerk which were put up on the projector for everyone to see.

Steven Dolgin, 0 Industrial Pkwy, Parcel ID: 022016. See Assessor packet #4 for explanation of values from Assessors office. Mr. Dolgin stated it's an unbuildable lot and has no value to anyone but an abutter. It was a left over piece of land after many subdivisions. He feels value should be left at \$1500.00. No pictures or documentation was presented.

Dolgin Family Trust, 172 North Ave, Parcel ID: 233065. See Assessor packet #5 for explanation of values from Assessors office. Mr. Dolgin presented a comp of 125 North Ave that had been on the market for 553 days at a price of \$94,500. He stated his property need foundation work, roof repair and furnaces needed to be replaced. A 10% depreciation was given by the Assessor's office because of the foundation. Mr. Dolgin thinks value should be \$55,000. Mr. Dolgin had emailed pictures to the town clerk which were put up on the projector for everyone to see.

D and L Realty LLC, 141 Central Street, Parcel ID: 236010. See Assessor packet #6 for explanation of values from Assessors office. Mr. Dolgin stated the driveway was shared with the neighbor's house. He also stated the sewer line out to the road is also shared and they have issues with it backing up. The neighbor have an excess amount on junk that they have to keep having them move back over the property line. There was a discussion of weather the siding was asbestos or not, no one was sure. Mr. Dolgin feels the value should be \$53,330. Mr. Dolgin had emailed pictures to the town clerk which were put up on the projector for everyone to see.

Steven & Deborah Dolgin, 1665 Memorial Drive, Parcel ID: 501022. See Assessor packet #7 for explanation of values form Assessors office. Mr. Dolgin stated that the back side of the property is in the river, and basement floods all the time. They cannot do work on the backside of the building without setting up staging in the river. The roof needs to be replaced. He has a tenant not paying rent due to Covid. Mr. Dolgin feels the value should be \$44,920. Mr. Dolgin had emailed pictures to the town clerk which were put up on the projector for everyone to see.

Inspection committee of Anne Cosgrove, Dennis Smith and Diane Holmes was assigned to all of these properties. The hearing was recessed until September 23 to hear the inspection committee reports.

Minutes written by: Stacy Jewell_____

Minutes approved by: Kevin Oddy_____