

*Minutes*  
SELECT BOARD and BOARD OF ASSESSORS  
Thursday, October 4, 2018 5:00 p.m.  
Town Office 32 Main Street

*Select Board present:* Bob Armstrong, Phil Kantor

*Others present:* Lee Whitcomb, Administrative Assessor; Russ French, Assessor; Tom Hutcheson, Town Administrator

**5:00 p.m.: JOINT MEETING of Select Board and Board of Assessors:**

**TAX CLASSIFICATION HEARING**

Bob Armstrong called the hearing to order at 5:07 p.m.

Lee Whitcomb presented the levy limit calculations and the tax allocation pages of the FY19 tax recap as information to assist in the determination of the tax rates for the various categories.

After deliberation, the Select Board voted to maintain the ratio of 1:1 for Residential/Open Space (R/O) properties to Commercial/Industrial/Personal (C/I/P) property.

Whitcomb reported that 88% of our valuation is in the residential sector. C/I/P would in her opinion be a burden to those trying to run businesses in town. We do have the hydro plant, which is valued at a bit over \$10 million, but they're not Conway residents. The values have gone in for state approval. If they're approved as sent, our tax rate will be in the neighborhood of \$18.65, up \$0.15 from this year, or 0.8%. We expect an excess levy capacity of \$144,218.23. The primary source of revenue is new growth, especially personal property. In order to accept the value of a residential factor of 1, the Select Board should vote to accept that value, in which case there will be a single tax rate for all property in town.

Kantor asked about a different rate for the village center. Whitcomb said it was difficult to determine where the boundary would be. Hutcheson said the Planning Board had proposed village center zoning, but people thought the septic problem should be solved first. Lee said she'd be glad to assess them more, but they would argue that their septic issues are or will be costly.

Whitcomb spoke about calculating added value for assessing purposes. Armstrong said he understood that 10% C/I/P was the lower cut-off, and Conway was at 12%. Whitcomb noted that most of that was the hydro plant. We have assessed that a bit on the high side, but they agreed to the figures.

- **On a motion from Armstrong to have a single rate, Kantor seconded; both voted in favor.**

**Items Not Anticipated 48 Hours in Advance of the Meeting**

Whitcomb asked the Select Board to approve an insert for the tax bills.

- **On a motion from Armstrong to approve three inserts, one regarding the tax rate, one the administrative assistant position, and one calling for Conservation Commission volunteers, both voted in favor.**

**Select Board Comments:** *None*

**Announcements:** *None*

**Next Meeting**

Monday, October 15<sup>th</sup>, 2018 at the Town Office, 32 Main Street, 6:00 p.m.

**On a motion from Armstrong to adjourn at 5:23, seconded by Kantor, both voted in favor.**

*The listing of agenda items includes matters reasonably anticipated by the Chair to come under discussion at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*