

BOARD OF ABATEMENT

DRAFT Meeting Minutes

Monday, December 16th, 2024

6:30 PM at the Orange Town Hall

In Attendance: Francis Kidder, Lee Martenson, Tina Otis, Lee Youngman, Steve Simpson, Kevin Wilson, Wayne Symonds, Chelsea Magwire, Diane Waters, John McNeil, Arthur McNeil, Michael Jacobs, Tina Jacobs, Buffy Spencer, Elbert McAllister, Betty McAllister

Absent: Sue Perrault, Ed Bedard

The Organizational Meeting was called to order by John McNeil at 6:31pm, at which point John McNeil recused himself, citing his role as Delinquent Tax Collector as a conflict of interest. The Board elected Francis Kidder as Chairperson by motion of Kevin Wilson, seconded by Tina Otis. The Pledge of Allegiance was recited. The Board adopted the Rules and Procedure, following a Quorum Call by Chairperson Kidder, by motion of Lee Youngman, seconded by Tina Otis. Oaths were taken by all board members, and the Oath was read aloud by Chairperson Kidder. Lee Youngman moved to approve the agenda, which was seconded by Arthur McNeil. The Organizational Meeting was adjourned at 6:41pm.

The Abatement Hearing was called to Order at 6:42pm.

1. 056005 Betty Burns 22 Neddo Road

The Board reviewed Mrs. McAllister's (f.k.a. Betty Burns) application dated December 16th, 2024. In the application, she explained that they are foregoing payment for heat for their home to make regular payments toward their taxes due. At the Hearing, she further explained that she is employed, but is laid off during regular school breaks, during which times she receives approximately \$275 each week in Unemployment. The Board found that Mrs. McAllister has been making regular payments toward her taxes each month, totaling approximately what the current year's taxes would be.

The board deliberated at the end of the meeting.

2. 012507 Robert Ladeau 6 Kimberlee Lane

The Board reviewed Mr. Ladeau's application dated December 16th, 2024, as dictated to John McNeil on the same date. In the application, he explained that his trailer is meant to be temporary FEMA housing and should not be appraised at the current amount of \$12,800.00. He further explained that he is living on Disability payments and is unable to complete payment. The Board found that Mr. Ladeau's property was acquired by the Town via Tax Sale in 2018, at which point Mr. Ladeau redeemed his property and has not made any payments since that time. The Board noted that Mr. Ladeau has not applied for a Homestead Exemption or for a State Payment, which have the likelihood of reducing his annual taxes by a significant amount.

The board deliberated at the end of the meeting.

3. 004697 The Estate of Daniel Spencer, Sr. 58 Spencer Road
The Board reviewed the application dated December 16th, 2024 which was presented by Tina Jacobs, Daniel Spencer, Sr.'s daughter. In the application, she explained that Daniel Spencer, Sr. is deceased since November of 2023. She further explained that for the last 20 years, he has not lived on the property, but Buffy Spencer and her son do reside there. Mrs. Jacobs also shared with the Board that both Ms. Spencer and her son are mentally disabled, and she is their legal guardian. She presented evidence to the Board that she is currently in Probate, with the intent of allowing Ms. Spencer to be granted ownership of the property. The Board found that consistent payments have been made toward the total amount of taxes due on this property.
4. 302065 Bonnie French 1168 US Route 302
John McNeil appeared before the Board to discuss this matter. Upon sale of the property to Peter DuBois in 2024, Ricky Roberts paid all remaining taxes in the amount of \$13,024.33. Before the sale closed, an additional interest charge left the property with \$112.83 remaining. Mr. McNeil shared he believes this to be an administrative error, but that it is over the amount that would be reasonable to forgive without approval.

Meeting adjourned at 8:03pm by motion of Lee Youngman and seconded by Steve Simpson.

Respectfully submitted,

Chelsea E. Magwire

Town Clerk, Orange