

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**Select Board Meeting Minutes**  
**June 23, 2017**

**Chairman:** James Moore

**Selectmen:** Franklin W. Sterling, Jr.

**Town Manager:** Jon Frederick

**Administrative Assistant:** Judith Zola

**Guests:** Assessors Paul McKenney, Christian Pearsol, MRI;  
Laurel McKenzie, School Board  
Jo Anne Carr, Planning & Economic Development Director

**Via Phone:** Joe Lessard, MRI

**A. Call to Order:** 8:35 am

**B. Discussion:**

**Assessing:** Paul McKenney and Joe Lessard explained how assessors calculate the equalized value for each town. All Assessors use the same data and program, eliminating the possibility of discrepancies between different assessors performing the assessing. They consider the recent properties sold and review the assessed values compared to the actual sold values. Rindge has had more residential properties sold than Jaffrey, adding more data to calculate the value of homes in the area. Some of the discrepancies between Jaffrey and Rindge were noted:

- Rindge has a steady increase in property values, while Jaffrey's property values have steadily decreased.
- Rindge has more commercial properties, whereas Jaffrey has more industrial properties. The property value is based on how the easily such property can be rented. A building like Market Basket in Rindge is much more likely to be rented, than a specialized building like Millipore, therefore giving the Market Basket building a higher value.
- Rindge considers a building lot to consist of the minimum of 2 acres, where Jaffrey only considers 1 acre. The MRI staff concluded that this would not affect the assessed value, the values of the land would remain equal regardless of what the minimum lot allowance was.
- There was discussion regarding Jaffrey's TIFD and whether they are included when calculating the assessed values and setting the tax rate and it was found not to be.

**Grants/Aid**

- Jaffrey receives 2 grants from the State. One is an Adequacy Grant to support reduced lunches, and special education funding to help the Jaffrey youth to stay current with the state. They also receive a Stabilization grant, which is to assist the lower tax base in their ability to pay taxes. Rindge has suggested that both these grants should be taken off the

entire school budget, then calculate the student percentage. The BOS did not agree with this rationale. They feel that both grants should stay with Jaffrey, then the calculations for each town's responsibility be configured. This would still increase Jaffrey's school portion of the tax rate, but at a more reasonable rate. Ms. Mackenzie mentioned that looking at the formula after these grants are applied is a fair approach to what Jaffrey owes per student.

**Town Services**

- Police Chief Oswalt was present to discuss time and expenses involved in having most the school district in Jaffrey. There is an increased number of calls to the Grade School, the expense of crossing guards, etc....which are costs to Jaffrey only. They also see more juvenile incidents downtown, due to the schools being in town. These expenses should be considered when determining each town's tax responsibility.
- Fire Department has increased calls due to fire alarms etc....
- Recreation does have an "in kind" trade between the schools regarding use of recreation properties and school properties.

**Other Discussion**

- Selectmen Sterling had mentioned in the beginning of the cooperative school district; Jaffrey had paid more than Rindge for several years.
- TM Frederick asked if anyone had looked into the procedure and ramifications if Rindge decided to pull out of the cooperative district. This has not been investigated, but outstanding loans would have to be paid off, if one town ends their cooperative status.
- Ms. Mackenzie expressed a desire to keep the appropriation fair for both towns.

It was decided that there should be a Jaffrey Select Board representative at the next appropriation meeting to be held on June 29<sup>th</sup>.

**C. Adjournment**

Meeting adjourned at 10:01 am on a motion by Sterling, seconded by Moore (2-0).

Submitted:

Attest:

Judith A. Zola  
Administrative Assistant

James C. Moore  
Chairman

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