**SHELBURNE BOARD OF ASSESSORS**

**Meeting Minutes**

**December 9, 2021**

Shelburne Selectboard Meeting along with the Board of Assessors

Via Zoom

12/9/21

**Minutes** - Meeting called to order at 5:47pm By Chair Robert A. Manners with members Margaret Payne and Andrew Baker. The following member Board of Assessors were present, Alan Coutinho, James Richardson and Joel Dwight and Assistant Assessor Paula Morse.

The Tax Classification Hear Legal Notice was read and hearing begun

In keeping with past practices, Board of Assessor Chair James Richardson stated that the Board of Assessors recommends a single tax rate for the Town of Shelburne. A single tax rate is advantageous to farms and agriculture lands for those groups are classified as Commercial and though a commercial rate would generate a small percentage increase in revenue, the impact on open land and agriculture didn’t warrant it. Board members Coutinho and Dwight agreed both referencing this is also consistent with the surrounding communities.

Andrew indicated that he is also in favor of a single tax rate but noted the following concerns.

The Assessors need to ensure that Chapter 61 land is being used to support of agriculture, forestry, and recreation and not intended to the benefit of some rich New York resident who has bought up large parcels and not using the land. Richardson countered that regardless of the circumstances, chapter 61 status is allowing the town to maintain valuable open space and vistas that Shelburne is known for. Andrew also referenced the assessment of the Hydro Power properties in Shelburne and wants to ensure that they are paying their taxes. Coutinho noted that the Hydro owners have not appealed the Towns assessment which was higher than the Hydro’s self-assessment. Morse indicated that the Hydro Company has paid their taxes and it was NSTAR that is suing numerous communities regarding their assessments. Lastly Andrew noted that Shelburne’s relatively low tax rate is deceiving particularly for residents who live in the Village. Once you factor in sewer and water district taxes, tax payers are being assessed over $18 per thousand. This is amount is similar to surrounding Towns. Robert pointed out that residents living outside of the village area also subject to Fire District taxes in addition to costs associated with maintaining their septic systems and private wells.

Margaret agreed with the single tax rate and noted that her questions had been raised and answered

There was no public comment and no written comment were submitted.

Andrew moved that the Town of Shelburne adopt a single tax rate for the four different classes of taxable property for Fiscal Year 2022. Margaret seconded

Motion was passed with all in favor

There was no other business to come before the board Andrew made a motion to adjourn which was seconded by Margaret seconded and the motion passed unanimously.

**Paula Morse**

**Assistant Assessor**

**December 13, 2021**