



Board of Selectmen's Meeting

Conference Room at Rindge Town Offices

Date: Wednesday, July 29th, 2026

Time: 6:00 pm

MEETING MINUTES

Present: Chairman Larry Cleveland, Vice Chair Bob Hamilton, Selectboard Member Tom Coneys, Town Administrator Max Vandervliet, Executive Secretary Victoria Stenersen, and members of the public.

At 6:01 pm, Larry Cleveland opened the meeting to the public with the Pledge of Allegiance.

Selectmen's Announcements: Larry read the statement listed on the agenda. Due to unforeseen circumstances, all other previously planned agenda items will be tabled until the next Board of Selectmen Meeting on August 12th. We apologize for any inconvenience.

Payroll: Larry motioned to approve the payroll for 07.23.2026 & 07.30.2026. Seconded by Bob, it passed 2-0-0.

Accounts Payable: Bob motioned to approve the accounts payable for 07.23.2026 & 07.30.2026. Seconded by Larry, it passed 2-0-0. Larry asked about a voided check to Amazon coded under cleaning supplies. Victoria responded that she will look into it.

Minutes: Larry motioned to approve the minutes from 02.11.2026, 02.25.2025, 03.11.2026, 07.01.2026 & 07.15.2026 as revised. Seconded by Tom, it passed 3-0.

Old Business: There was no old business.

New Business:

Review and Decide on Property Tax Abatement Applications (RSA 76:16): The abatements approved and denied below were reviewed and signed by the Selectboard before the meeting. There were 96 abatements voted on.

Larry motioned to deny the following abatement applications: Map 11 Lot 3, Map 14 Lot 13, Map 21 Lot 8, Map 15 Lot 21, Map 15 Lot 13, Map 14 Lot 21, Map 15 Lot 23, Map 20 Lot 2 Sublot 3, Map 17 Lot 11, Map 21 Lot 19 Sublot 3, Map 20 Lot 10, Map 19 Lot 11, Map 19 Lot 22, Map 13 Lot 13, and Map 21 Lot 17. Seconded by Tom, it passed 3-0.

Larry motioned to deny the following abatement applications: Map 41 Lot 2, Map 21 Lot 5, Map 22 Lot 21, Map 40 Lot 11, Map 14 Lot 9, and Map 17 Lot 16. Seconded by Tom, it passed 3-0.

Larry motioned to deny the following abatement applications: Map 45 Lot 4 Sublot 1, Map 13 Lot 24, Map 15 Lot 22, Map 2 Lot 60 Sublot 1-2, Map 20 Lot 12, Map 10 Lot 21 Sublot 7, Map 21 Lot 17 Sublot 2, Map 19 Lot 36, Map 44 Lot 9, Map 45 Lot 30, Map 17 Lot 6, Map 19 Lot 32 Sublot 1, Map 37 Lot 9 Sublot 1, and Map 6 Lot 18 Sublot 1. Seconded by Tom, it passed 3-0.

Larry motioned to deny the following abatement applications: Map 17 Lot 24, Map 21 Lot 10, Map 14 Lot 12, Map 17 Lot 7, Map 22 Lot 7, Map 22 Lot 6, Map 45 Lot 11, Map 15 Lot 35 Sublot 1, Map 46 Lot 10, Map 18 Lot 6, Map 15 Lot 14, Map 18 Lot 4, Map 14 Lot 49, Map 20 Lot 14, Map 20 Lot 7, Map 13 Lot 22, Map 19 Lot 3, and Map 17 Lot 13. Seconded by Bob, it passed 3-0.

Larry motioned to partially grant the abatement applications for Map 45 Lot 24 and Map 45 Lot 26. Seconded by Tom, it passed 3-0.

Larry motioned to grant the following abatement applications: Map 14 Lot 56, Map 14 Lot 17, Map 18 Lot 11, Map 18 Lot 12, and Map 22 Lot 4. Seconded by Bob, it passed 3-0.

Larry motioned to grant the following abatement applications: Map 49 Lot 25, Map 7 Lot 26 Sublot 8, Map 48 Lot 56 Sublot 1, Map 3 Lot 13, Map 25 Lot 19, Map 20 Lot 13, Map 17 Lot 14, Map 41 Lot 6, Map 15 Lot 31, Map 39 Lot 30, and Map 30 Lot 17. Seconded by Bob, it passed 3-0.

Larry motioned to grant the following abatement applications: Map 22 Lot 22 Sublot 2, Map 20 Lot 2 Sublot 1, Map 20 Lot 2 Sublot 2, Map 10 Lot 3 Sublot 2, Map 13 Lot 25, Map 13 Lot 11, Map 19 Lot 2, Map 19 Lot 32, Map 21 Lot 19 Sublot 1, Map 17 Lot 10, Map 47 Lot 67, Map 45 Lot 115, and Map 22 Lot 3. Seconded by Tom, it passed 3-0.

Larry motioned to partially grant the following abatement applications: Map 15 Lot 30, Map 15 Lot 36, Map 18 Lot 15, Map 19 Lot 9, Map 41 Lot 8, Map 21 Lot 3, Map 45 Lot 31, Map 31 Lot 16, Map 19 Lot 27, Map 18 Lot 5, Map 23 Lot 1 Sublot 11, and Map 14 Lot 50. Seconded by Bob, it passed 3-0.

Max stated that fewer than 10 abatements remain. They were sent back to Avitar for revisions and should be decided on at the next board meeting on August 12th.

Any Other Official Business: There was no other official business.

Citizens' Forum: Larry opened the forum at 6:20 pm and closed the forum at 6:42 p.m.

Roberta Oeser, Main Street, stated that there were clear mistakes in some of the denied abatements. She explained that a previous assessing clerk made recommendations to the Board for abatement decisions. Now, the only way to speak to the person making the recommendations is via the appeal process. She believes that is not right and a disservice to the taxpayers. She recommended adding a board of assessors to the warrant next year, as they are elected volunteer officials and would not cost the Town anything. New Ipswich still has a board of assessors that takes care of abatements. The board of Selectmen in Rindge used to do the assessing with field cards. Max expressed that there is a conflict of interest, which is why they contracted an assessing firm. Larry explained that this is the way that the state of NH does the process. If you are unhappy with the process, speak with your state legislator or run for office to change the law. He stated that the Town is better off hiring a firm because the Board members are not assessors. There are two avenues for property owners who are unhappy with their abatements: either the Board of Tax and Land Appeals (BTLA) or Superior Court. When the Town sent the assessing contract out to bid to multiple states, only Avitar bid. Tom stated that on top of that, there were problems with our previous assessing firm. Bob added that there will always be problems. 224 abatements were filed this year, and if a volunteer board spent fifteen minutes on each application, it would be 56 hours to review all of them.

Tim Halliday, Hughgill Road, stated he thinks there are simple math errors in some abatements which could be reviewed in-house. It feels impossible to fix them because Avitar seems to double down on their mistakes. Some of them could be dealt with now by the Board and Assessing Clerk, instead of once a year. He recommended a small arbitration board to review the applications and data and give the citizen 15 minutes to state their case. Larry stated that he thinks this year is likely an anomaly because of the volume of abatements. Tim responded that the sheer number of abatements reflects the mistakes in the assessing. He knows of properties being sold below the assessed value. Jennifer Helsel, Assessing Clerk, stated that she has spent many hours speaking with property owners on the phone about the assessments and abatements. Many phone calls were over 15 minutes. Unfortunately, she cannot just go into the software and adjust numbers. She needs to do it legally with documentation or proof for the data changes.

Peter Lemay, Rocky Road, expressed that property owners should have been notified in advance of Avitar's recommendation and the date of the meeting the Board would decide on their abatement so that property owners could

attend. His second problem was the skewed lakefront property valuations not reflecting the property's attributes and measurements. His third question is whether the Town owns all the data, formulations, and attributes. Jenn responded that adding measurements to the tax maps would require funding that the Town does not have. The Town owns the data for the property cards, and if they ever change assessors or software, the data will transfer.

James McGuire, Pine Eden Road, asked how they could view the response and detailed reasoning. Jenn responded that they would receive a letter with the decision and Avitar's recommendation. Tom explained that Jenn cannot send them out before the Board signs and decides on the abatements. James expressed his frustration about being unable to speak with an Avitar representative to understand their conclusion and process. Larry responded that he hopes the next board negotiates the terms of the contract better. Max added that all Towns can pay extra to have more time for the public, having someone in Town Offices for a week or two and having in-person appointments throughout the entire process.

Roni Hamilton, East Monomonic Road, stated that maybe two to three evaluations ago, when Dave Duvernay was the assessing clerk, their property card listed 4 bedrooms, 2 bathrooms, and a finished basement. They had 3 bedrooms, 1 bathroom, and an unfinished basement. Dave Duvernay would not change it. They had to have someone from Concord come to the house to confirm, and she changed the card.

Tim Halliday asked if he can show or prove a blatant and simple mathematical error to the assessing clerk, Jennifer Helsel, and can she send it to the Board and Avitar. Jenn responded that yes, she can do that.

Richard Feldman, Mountain Road, stated that the Selectboard represents the people of the largest Town in Cheshire County. He expressed frustration with the lack of 24/7 police protection. He would like assurance that they will address it as quickly as possible.

Informational Items, Communications, and Updates: There were none.

Adjournment: The meeting adjourned at 6:42 p.m.

Respectfully submitted,

Victoria Stenersen

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Executive Secretary