

**Portsmouth Tax Assessment Review Board**

Minutes

January 28, 2019

**Members Present:** Hugh Atkins, Chair, Bradley Finnegan and Norbert Rattay.

**Members Absent:** None.

**Also Present:** Tax Assessor/Collector Matthew Helfand and Barbara Ripa, Recording Secretary.

Hugh Atkins, Chair opened the meeting at 7:04 p.m.

**New Business**

**Mark and Denise Wilkey, 3140 East Main Road, Plat 29, Lot 7**

Denise Wilkey was present to represent herself. Ms. Wilkey had a recording of the wind turbine sited near the Portsmouth High School playing before the meeting started. Ms. Wilkey stated that she gets flicker from the turbine morning and evening. When questioned by Mr. Finnegan, she stated that flicker occurred during six to seven weeks in the spring and fall for about 45 minutes or so each day. Mr. Finnegan went out to her property and said he could hear East Main Road noise but not the turbine. Ms. Wilkey said she doesn't hear the East Main Road noise. She is located about 1,100 feet from the turbine.

Ms. Wilkey said that the turbine was "roaring" this afternoon. She included several police reports in her packet from her calls.

Mr. Atkins asked Mr. Helfand about a nuisance and how the town adjusts values and taxes for such things. Mr. Helfand said if there is a nuisance market prices will reflect it in area sales. Valuations usually will not have to be adjusted any further because sales will reflect the nuisance in the market analysis and values go down if it is truly viewed as a nuisance.

Ms. Wilkey said that the turbine is 55 or 65 decibels at night. She and her husband have abandoned their upstairs. They sleep with a white noise machine and air plugs. She said that WED, who has the turbine lease with the Town, has been out twice and has admitted that their house is in the worst location for noise. WED said they could plant trees for them to mitigate the noise and gave them noise-canceling ear buds, but she feels like she's living in a cave. Mr. Finnegan suggested noise-canceling windows as well and he recommended getting a price for the necessary upgrades. Ms. Wilkey said that you can't put a price on misery. She stated that an individual in Coventry had his taxes reduced due to a turbine.

Mr. Atkins asked what number she was looking for. Ms. Wilkey said she thought about one-half. Mr. Rattay asked Mr. Helfand if Vision Appraisal had any experience with valuations of houses where a turbine is located. Mr. Helfand said the values were based on sales, and the sales were at a 7.5% increase over valuations in the area. Other sales have gone up 12.5%, so therefore her increase was not as large as others. Mr. Rattay recommended she speak to an appraiser.

There were no further questions or statements and Ms. Wilkey left the meeting.

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**Deliberations and Decisions**

Mark and Denise Wilkey, 3140 East Main Road, Plat 29, Lot 7

A motion was made by Mr. Atkins and seconded by Mr. Finnegan to deny the appeal of Mark and Denise Wilkey, 3140 East Main Road, Plat 29, Lot 7. The Board empathizes with Ms. Wilkey, and they would like to recommend to the appellant that if she appeal again, she obtains costs to cure her issues and an appraisal for her property done by a licensed appraiser. The motion carried 2 – 0.

**Minutes:**

There were no minutes to approve.

**Meeting Adjourned**

A motion was made by Mr. Finnegan and seconded by Mr. Atkins to adjourn. The motion carried 3 – 0.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Barbara A. Ripa, Recording Secretary



April 4, 2019  
Date

Approved