

CCC Meeting Room 111 / MICROSOFT "TEAMS"

TAX POLICY COMMITTEE

September 18, 2023

PRESENT Angie Parkinson, Chair, Councillors Travis Simpson and Don Bell

ABSENT

ALSO Mayor Michael P. Walsh

PRESENT Melissa McCaw, Chief Administrative Officer and Finance Director
Robert Fitzgerald, Assistant Corporation Counsel
Regg Thibault, 42 Chester Street
Justo Marrero, 59 Chipper Drive
Ana Claudio- Marrero, 59 Chipper Drive
Maheshkumar Shah, 93 Chipper Drive

CALL TO ORDER

Chair Parkinson called the meeting to order at 6:01 pm

APPROVAL OF MINUTES

April 17, 2023

MOTION By Don Bell
seconded by Travis Simpson

to **approve** the minutes of the April 17, 2023 meeting

Motion carried 3/0

NEW BUSINESS

61 Chipper Drive

Mayor Walsh stated that in April of 2023, resident Regg Thibault, 42 Chester Street, whose property is adjacent to 61 Chipper Drive had contacted several departments in town regarding the opportunity to bid on the tax lien on the parcel. It has been confirmed with Corporation Counsel that a direct sale of the lien is permissible by state statute.

Director McCaw confirmed the information provided of Mr. Thibault's efforts to contact with the owner of record for 61 Chipper Drive, identified by the Assessor Card as "Rene Estates". It appears that the property has been vacated for some time and delinquent on taxes since the 2015 Grand List for the cumulative amount of \$2,309.65. As the Town's regular tax lien sale process had already begun, this parcel was not included in the list of properties approved by Town Council earlier this year.

Robert Fitzgerald, Assistant Corporation Counsel provided further detail on the Town's options regarding the tax lien. By statute, The Town Council has discretionary authority to authorize a direct tax lien sale or a competitive lien sale.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Mr. Thibault detailed his efforts to contact the property owners along with his interest in the lien. The resident stated that he also has been in contact with the Marrero family (also in attendance), who live at 59 Chipper Drive and proposed that they should share in the purchase of the lien and possibly divide the parcel between them.

Justo Marrero, stated that his family has resided at 59 Chipper Drive since 1996. Unaware the parcel at 61 Chipper Drive was a separate lot, the resident has been maintaining the property under the assumption that it was part of his property.

Mr. Fitzgerald clarified for those in attendance that Town's interests in the property is only on the municipal tax lien and is not in the purview of discussing or arbitrating ownership of the land. The current owner of the property is responsible for the taxes on it. Any possible foreclosure options and ownership discussion would be a separate legal issue outside of the Town's current interests.

Mr. Thibault stated that his primary reason in bringing the parcel to the attention of the town is due to drainage issues that negatively affect the upkeep on his property. The resident claimed that efforts to contact the state to provide maintenance have been unsuccessful and his goal in acquiring the land would be to make repairs personally.

The Committee confirmed that the Town has no authority to become involved in any claims of possession on the land. It was decided that it is in the best interest of the town for the committee to recommend that the administration include the property in its tax lien sale list for Spring 2024, and should any changes regarding ownership establishment or intent occur that may affect the individual property in advance of that time, the option for the town to sell the property's lien individually can still occur.

MOTION By Don Bell
 seconded by Travis Simpson

to recommend to direct the administration to include 61 Chipper Drive in the Spring 2024 Tax Lien Sale in order to solicit bids for the lien on this parcel.

Motion carried 3/0

ADJOURNMENT

MOTION By Don Bell
 seconded by Travis Simpson

to **adjourn** (6:40 pm)

Motion carried 3/0

cc: Town Council
 Mayor Walsh
 Iris Laurenza, Tax Collector