

**BOARD OF TAX ABATEMENT
MEETING MINUTES
March 12, 2026
5:30 P.M.**

Board Members Present: Catherine Hasbrouck; A. Lee Gustafson; Linda Diak; Ken Barrett; Deborah J. Aldrich; Lauren Fierman; Gerald Gleason; Larry Semones; Ed Grossman; Tim Roper; Lise Duncan; Russell Monier; Cheryl LeClair; Heather Chase; Amie Record Zoom- Pat Budnick; Arne Jonynas

Visitor Present: Timothy Crosby

Chair Heather Chase called the meeting to order at 5:30 p.m. The Pledge of Allegiance was cited. She explained the meeting was called to order to discuss the tax abatement request for 138 Cummings Road, LLC submitted by Timothy Crosby.

1. Citizens Comments

None

2. Adopt Board of Tax Abatement Rules of Procedure

A motion was made by A. Lee Gustafson to adopt the Tax Abatement Rules of Procedure. Seconded by Ken Barrett. The motion passed.

3. Abatement:

138 Cummings Road, LLC
C/O Timothy Crosby
Parcel ID: 585017
Address: 138 Cummings Road

Chair Heather Chase administered the oath to Timothy Crosby via Zoom. Timothy Crosby confirmed that he had received the rules of procedure for tax abatement and stated that his abatement request was due to financial hardship.

Timothy Crosby explained that the property was under a health order when he purchased it and required a Phase 1 environmental review, which took about a year to resolve. He is requesting an abatement because the property has not been livable. He stated that no one could live there and that there was still a lot of work that needed to be completed. Despite this, he has continued paying taxes on the property while it has remained unoccupied. He also spent several hours working to get the health order lifted.

A. Lee Gustafson asked whether the state had stepped in to oversee the hazardous waste cleanup. Timothy Crosby responded that they had not; he had brought the issue to them himself. A. Lee Gustafson noted that the state offers assistance with environmental cleanup. Timothy Crosby said he was not aware of that program. The state did test a few areas but did not find signs of contamination. Timothy Crosby stated that he personally transported hazardous waste to ALVA Waste, including truckloads of different hazardous materials.

Deborah Aldrich asked whether Tim Crosby knew about the health order, hazardous waste, and tires on the property before purchasing it. Timothy Crosby said he was aware of the health order but did not know about the hazardous waste. He had visited the property before purchasing it. He said he learned much more about the situation after beginning the cleanup. Deborah Aldrich also asked how much he paid for the property, and Timothy Crosby stated \$500. He explained that his plan is to build a duplex and rent it out.

Gerald Gleason referenced the invoices submitted to the board, which showed \$23,000 in expenses. He asked where the remaining costs came from to reach the \$100,000 he claims he paid out to clean up the property. Timothy Crosby responded that the breakdown was included in the handout provided, which specified the man-hours involved. He also asked whether the board had read the 200-page environmental report, which he said took him about five hours to review. He added that if he had not purchased the property, the cleanup would likely have taken a long time and might have required town workers to address it. He believes his efforts may have saved the town up to \$1 million in potential cleanup costs.

Tim Roper asked whether the back taxes that were owed when Timothy Crosby purchased the property had already been abated. Timothy Crosby confirmed that they had.

4. Deliberative Session

A motion was made by A. Lee Gustafson to enter Deliberative Session. Seconded by Catherine Hasbrouck. The motion passed at 5:40 p.m.

A motion was made by Ken Barrett to deny the Tax Abatement request for 138 Cummings Road, LLC submitted by Timothy Crosby. Seconded by Linda Diak. The board voted to deny the abatement request, stating that the town had already provided sufficient tax relief, noting that the property is being treated as a business venture with equity and value in the property. The board found that there was a lack of evidence demonstrating financial hardship. Although the applicant claimed an inability to pay, the taxes had already been paid. Additionally, the financial statement submitted was incomplete and not filled out correctly. Timothy Crosby's statement did not adequately support the claim of hardship. The motion passed.

A motion was made by A. Lee Gustafson to exit Deliberative Session. Seconded by Linda Diak. The motion passed at 6:01 p.m.

5. Other Business

None

6. Adjourn

A motion was made by A. Lee Gustafson to adjourn. Seconded by Tim Roper. The motion passed at 6:04 p.m.

Amie Record
Town Clerk