



## Warner Board of Selectmen

Thursday, March 30, 2017  
**UNAPPROVED**

Selectman Dabuliewicz opened the meeting at 10:00 am.

In attendance: Selectman John Dabuliewicz - Chairman, Selectmen Clyde Carson, Selectman Kimberley Edelmann, Jim Bingham - Town Administrator, Martha Mical, Fire Chief Ed Raymond, David Marazoff - Assessor

### **1. Delayed Start to Meeting**

The meeting was scheduled to start at 8:30 am at the Odd Fellows Building. While waiting for David to arrive, the entrance to the building was unlocked. Some of the group entered the Odd Fellows Building and explored at will.

Kimberley focused on taking photographs, some of which are included here.

Martha soon shared that David Marazoff of M&N Assessing Services, LLC had experienced car trouble on his way to Warner and would be delayed by an hour or so.

Selectmen Clyde Carson and Fire Chief Ed Raymond both had to leave prior to Dave's delayed arrival but were able to take a walk through the building.



### **2. Start Meeting & Tour With The Assessor**

After David Marazoff's arrival, Chairman Dabuliewicz opened the meeting at 10:00 am.

David headed for the basement first. He noted there was nothing to see other than the dirt floor and water.

The first, second floors and third were explored. Remnants of multiple living spaces were observed; multiple kitchens.

The third floor was where the Masonic meetings took place. Reminders of this were obvious, including raised platforms and symbolism.

### **3. In General**

During the walk through, Martha noted that the building had not been in use for close to 20 years. The Town of Warner purchased the building in 2000.

David inquired about future remediation of any remaining hazmat material. John noted that the interested buyer is certified to remove lead and believed he was working towards certification for asbestos, as well. Jim added that the buyer had also received the engineering environmental reports prepared for the Town. Jim said the buyer was

enthusiastic about the project and the future of the building.

Dave noted it appears to him there would be a lot of costs to rehabilitate the building. He said it appeared there was not a lot left to work with, that there would be a lot of dumpsters filled. He expected the building would have to be gutted.

Dave felt the parking, increased recently, was now adequate.

John and Martha noted the building was in the B1 business district.

Dave asked if there were any historic constraints that the buyer would need to consider when working on the building. Jim confirmed there were none; just the zoning ordinance.

Kimberley shared with Dave that the Town voted to direct the Board of Selectmen to put together a plan, to be presented at 2018 Town Meeting, to demolish the building should a sale not be achieved.

Dave believed the current degree of depreciation in the assessment was not out of line. He said he would provide a narrative for the Town, but not a complete appraisal report.

Martha noted that April 1st is the date for assessing. Since the Town will be the owner of the property on April 1, the property remains non-taxable until April 1 2018. Good news for the buyer.

#### **4. Adjournment**

Chairman Dabuliewicz closed the meeting at 10:23 am. After the meeting closed, Martha took Dave for a walk around the outside of the building for one last look.

Respectfully Submitted,  
Kimberley Edelmann

