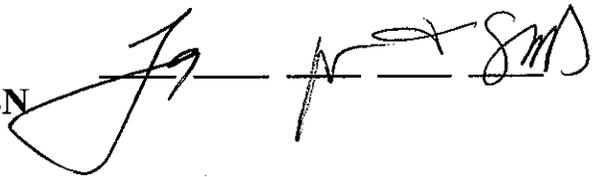


**BOARD OF SELECTMEN
MEETING MINUTES**

1/5/10



The Board of Selectmen met in the Town Hall, Joseph F. Bilotta Meeting Room as scheduled with Thomas Alonzo, Paula Bertram, Steven M. deBettencourt, Thomas Mason, Dave Matthews and Town Manager Kerry Speidel present. Meeting opened at 7:01 P.M. with the Pledge of Allegiance

PUBLIC DISCUSSION

None

ANNOUNCEMENTS

Dave regarding the Hollis Road Conservation Commission property (123 Hollis Road) noted how much work has been done on the property and expressed appreciation to the Conservation Commission for turning that property around.

Chair announced that a spaghetti supper is scheduled for January 19th @ the Eagle House Senior Center from 4:00 to 7:00 pm sponsored by the Lunenburg Family Lions Club in to raise money to help them name a NEADS service puppy. NEADS is a program that provides dogs for deaf and disabled Americans. Their goal is to raise \$1000.00 to name a puppy "Gillis" in memory of Lion Club Charter Member Donald Gillis a former teacher at Lunenburg High School and Superintendent of the Lunenburg Water District who passed away suddenly last year.

APPOINTMENTS

1. 7:15 PM, Patricia Domigan, VHB – DPW Director Jack Rodriquenz introduced Patricia Domigan, Senior Project Engineer from Vanasse Hangen Brustlin (VHB). She has been working with representatives from the Cities of Fitchburg and Leominster on the Summer Street / North Street (Leominster) stretch of roadway between the three communities. Per Jack first step is to explore the funding for design and engineering. Noted the infrastructure in that area is severely compromised and it is one of the industrial areas in Lunenburg that has space for expanding business in this area. Per Tricia this street is a perfect opportunity for the Town of Lunenburg, she can assist in getting funding through the state or grant programs. She has had meetings with both communities and Mass Highway (MASS DOT) as this project would go from North Street all the way to the John Fitch Highway. Noted the varying widths throughout the roadway and that there is no definition of pedestrian paths, bike paths or roadway definition for vehicular traffic. There is a lot of potential economic growth within the area, noted the Fitchburg plant, the Towns' 40R project along the corridor which all makes this road more eligible for funding through DHCD. Also federally aided eligible and Mass Highway is interested in supporting the three communities in developing this project. Montachusett Regional Planning Commission (MRPC) is also in support of the project and it appears that they may have room to include this project under their Transportation Improvement Projects (TIPS). Would suggest demarcating the specific areas, residential, commercial, industrial and a gateway so that people will know that there is a change in use of the roadway. Lunenburg section is the majority of the project, would suggest a shoulder that would be adequate for bicycles, noted there are a lot of opportunities as the roadway is so large in this section. Most of the accidents have occurred at the two intersections at either end, and a few along the way. Traffic counts have been completed and want to make sure that they will fit into the various components that are suggested for this area. She and Jack have met with MASS DOT and Fitchburg and they are interested in contributing to their section of the road. This section of the project would be to the east of the approach to the Fitchburg intersection to the town line. Tom M., would like to include the projection of increased business in the area and per Tricia they do include this in their plans as they project out growth for 20 years. Steve noted the railroad and questioned if there is any thought on a connection between Airport Road in Fitchburg and Summer Street in Lunenburg and per Tricia MassDOT is looking into the future for a possible connection between the airport and Route 2 to this area. There are a number of different avenues to look at for design costs and she is estimating at approximately 4 to 5 million dollars for design and construction costs. Jack noted that we almost have to do this as the area is becoming somewhat of a public safety issue, there is a point with the infrastructure that has been put in over the years; noted the antiquated abandoned sewer system there. There will never be a time when it's less expensive and this is not something that we can put on the back burner. Board concurs with the assessment and are agreeable to be full speed ahead on this project.

CURRENT BUSINESS

1. Manager Updates

➤ **DPW Facility Study Committee** – Kerry presented the following draft information for a Department of Public Works Study Committee. Department of Public Works Facility Study Committee; the Town of Lunenburg seeks residents interested in serving on a study committee to determine the long-term viability of the current Department of Public Works facility, located at 520 Chase Road. The committee will be made up of five-(5) residents, with the DPW Director to serve as Ex-Officio (non-voting) member. The ideal composition of the committee will include one- (1) engineer, architect or person with significant commercial building experience; three-(3) persons employed preferably in management or owner capacity, in similar fields, and one- (1) resident at large. The committee will be charged with the following: 1. Evaluate current site and determine if it is adequate in terms of size and location, for current level of operation. 2. If current site is determined to be inadequate, the committee should detail site deficiencies and identify remedies to the

best of its ability. 3. Evaluate current facility to determine suitability for current level of operation. 4. If current facility is determined to be unsuitable, the committee should detail deficiencies and identify remedies to the best of its ability. 5. If the committee determines that the current facility is inadequate, it should identify possible sources of revenue to make needed improvements. Specific attention should be paid to Green Alternatives.

Members of the Committee will be appointed by the Board of Selectmen. The committee will meet at times and locations as decided by the committee. All meetings of this committee will be subject to the Open Meeting Law. This committee should be prepared to present a written report to the Board of Selectmen on or before March 31, 2010. Questions should be directed to Kerry Speidel, Town Manager

Board approved the overall scope and composition of the committee, will identify list of potential candidates for next meeting and to be posted on the website.

- Received information from Town Counsel that on November 2, 2009, the Department of Public Utilities ("Department") issued an Order ("the Order") in Fitchburg Gas and Electric Light Company D. P. U. 09-0 1-A. The Order directed Fitchburg Gas and Electric Light Company d/b/a Unitil to submit to the Department a draft Request for Proposals ("RFP") within 45 days of the Order or a comprehensive independent management audit. D.P.U. 09-01-A at 193-194. The Department stated it would accept comments on the RFP from interveners through January 15, 2010. Within 30 days of Department approval of the RFP, the company will issue the RFP to at least ten firms. On December 17, 2009, the Company submitted to the Department its draft RFP. The Department has docketed the management audit as D.P.U. 09-01-A (Phase II). Consistent with the Order, the Department will receive comments from interveners through January 15, 2010. The comment period is limited to interveners only and town counsel believes that our interest will be covered by the Attorney General's office.
- Fitchburg Gas and Electric Light Company d/b/a Unitil is the Company's Update to its previously submitted Status Report on its implementation of the "December 2008 Ice Storm Self Assessment Report (Self Assessment)". This Update describes the status of the one remaining recommendation from the Self Assessment that has not yet been fully implemented: the Outage Management System ("OMS"), they anticipate that the system will be live by March 2010.
- Tree trimming along Leominster Road is scheduled to begin, a very minimal trimming project. Will request from Unitil that a representative attend either next week or the following week's meeting. Per Jack Rodriquez he has heard from Asplundh today and they will commence trimming along Leominster Road tomorrow. Appears that the trimming is minimal. Chair would like someone from Unitil to explain what their comprehensive vegetation management schedule is for Lunenburg as he has repeatedly requested this from their representatives.
- Town received recognition from the Central Mass Municipal Recycling Council as they were able to again attain better recycling rates than the state-wide average of 30%. Additionally they recycled more than the state-wide average of 400 pounds per household and disposed of less than the state-wide average of 2000 pounds per household. These rates for 2008 were determined by the Massachusetts Department of Environmental Protection (MassDEP) which recognizes community recycling efforts. Lunenburg residents averaged less than 1000 lbs of trash per household. Dave noted that the prior discussions on the bag fees and the need to get a better handle on the bag fees, tonnage for trash / recycling and the usage and mix.
- Liquor Licenses, payments or payment plans have been put in place. However, was advised that one of the checks for a liquor license holder has bounced and the town is working to rectify this issue as this happened last year. Will follow up with Treasurer when he returns from vacation. Chair would like to have the Treasurer advise the board prior to next year's renewals and would like to know next year who may owe and what is the status of payment schedules. Steve would also like to have the Treasurer advise us if they are not compliant with the payment schedules that have been agreed to.
- Met with Conservation Commission Assistant and they have agreed to take on the Woodruff property project on to apply for funding as the state will pay development right based upon a per acre figure. Application needs to be filed and the town intends to get this submitted for this application round. The state will hire the appraiser, but the town has to pay for the appraisal which would be needed, basically an advancing of funds for this purpose.
- **MMA Voting Delegate** – As the board will not be attending the Annual MMA Conference on January 22nd and 23rd this year and as no membersn of the board are attending, Kerry is offering to serve as the voting delegate. Board voted that if the Chair is unable to serve then Kerry will serve as the voting delegate.

2. Minutes - Board of Selectmen regular session and executive session for 12/22/09 approved and signed.

Warrants - #36 10, 1/5/10 - \$2,945,125.72, #37 10, 1/6/10 - \$297,069.82 and #14P 10, 1/7/10 - \$626,032.48 reviewed and signed.

Action File Issues – Dave questioned if Kerry was able to follow up with a phone call to the veteran who had a situation with the Veteran's Agent and per Kerry his issues have been addressed.

3. Meadow Woods – Order of Assessment / Assessment Statement (Water) – Kerry reviewed the attached order of assessment and Assessment Statement and ask that the board vote. Per Chair entertain a motion to approve the following order assessing betterments for water improvements as follows:

WHEREAS, the Town of Lunenburg has completed construction of a water distribution system project for which funds were appropriated pursuant to the vote under Article 16 of the May 6, 2006 Annual Town Meeting; and WHEREAS this Board has determined that the total project cost is \$2,385,601.58; and WHEREAS, this Board wishes to assess 100% of total project cost as a betterment assessment as

authorized by Chapter 334 of the Acts of 2008, and the Intermunicipal Agreement between the Town of Lunenburg and the Lunenburg Water District of Lunenburg for the provision of Water and the Assessment of Betterments; and WHEREAS it has been determined that the parcel of land located at 1790 Massachusetts Avenue, Parcel ID 064-015-00-00, listed on the schedule attached hereto, will receive a benefit or advantage from the Project beyond the general advantage to the Town of Lunenburg. NOW THEREFORE, it is hereby ordered as follows: 1. 100% of the total project cost of \$2,385,601.58 is hereby assessed upon the parcel of land located at 1790 Massachusetts Avenue, Parcel ID 064-015-00-00. 2. Said amount is hereby certified to the Board of Assessors of the Town of Lunenburg to be committed to the Tax Collector of the Town of Lunenburg pursuant to G.L. c.80, §4. IN WITNESS WHEREOF, the undersigned members of the Board of Selectmen of the Town of Lunenburg, being authorized by the aforesaid special act, have signed this order this 5th day of January, 2010. TOWN OF LUNENBURG BOARD OF SELECTMEN. Steve seconded voted unanimously. Kerry noted that she has informed the receiver of the payment that is expected and that the special legislation allows us to place on the 4th quarter tax bill.

Per Chair entertain a motion to approve the following Water Assessment Statement order assessing betterments for water improvements as follows:

WHEREAS the Town of Lunenburg (the "Town") by the vote under Article 16 of the May 6, 2006 Annual Town Meeting appropriated funds for the purpose of financing the engineering, permitting, and construction of drinking water and wastewater improvement at Meadow Woods Mobile Home Park (the "Project"); and WHEREAS, the Senate and House of Representatives in General Court enacted Chapter 334 of the Acts of 2008, AN ACT RELATIVE TO AN INTERMUNICIPAL AGREEMENT AND BETTERMENT ASSESSMENTS IN THE TOWN OF LUNENBURG effective September 17, 2008, and WHEREAS, the Board of Selectmen and the Lunenburg Water District Board of Water Commissioners enacted the Intermunicipal Agreement between the Town of Lunenburg and the Lunenburg Water District, dated June 22, 2009, for the provision of water and the assessment of betterments, WHEREAS, the Board of Selectmen determined that the parcel of land listed on the attached Schedule received from this Project benefit or advantage beyond the general advantage to the community and on January 5, 2010 assessed final betterments therefor as indicated, said parcel being located upon the following public and private way: Massachusetts Avenue. NOW, THEREFORE, we hereby adopt this statement for the purpose of constituting a lien under G.L. c.83 §27 to secure the repayment of the unpaid betterment assessments to be apportioned pursuant to G.L. c.80 §13 upon each property listed in the attached Schedule. IN WITNESS WHEREOF, the Board of Selectmen of Town of Lunenburg, thereunto duly authorized, has signed this notice this 5th day of January, 2010. TOWN OF LUNENBURG . BOARD OF SELECTMEN. Steve seconded, voted unanimously to approve.

OLD BUSINESS

1. **Committee Updates** - None

2. **License Commission Regulations / Policies & Procedures** – Per Chair all members have received the regulations pursuant to license holders and would like the members submit something in writing as to what suggestions, modifications the board may have and would like to have them ready for next weeks meeting.

3. **West Street Parcels – Declaration Surplus Property (MGL Chapter 30B, §16) – Minimum Bids** – Per Kerry would like to distribute information and place on next week's agenda. Reveiwed the 2002 town meeting vote that authorized the sale of properties from town owned land basically to square off the towns property and to avail property owners the opportunity to purchase. All the lots are non-conforming being between 10,000 square feet to about 30,000, minimum zoning requires 40,000 square feet to be a conforming lot. One of the questions from the board was whether any of the properties would go from non-conforming and there are only two that this would be applicable for; 18 and 20 Pratt Street. The lot would be conforming but the existing structure will remain non-conforming. Town hired a land surveyor to identify what the lots would be, the plan has been approved by the Planning Board and recorded. The board will need to declare that the property is surplus and if they are to establish a minimum bid. Noted that we do have about \$5,000 into this and we can take into consideration on the proposal.

4. **Workshop Schedule** - Sewer Commission is interested in a workshop tentatively scheduled for the 21st of January. Paula also noted that we should be looking to plan one to discuss policies and procedures for February.

Chair noted that we are preparing for budget season and will discuss with the Town Manager a five year presentation.

Paula also noted the trash program and may make sense to have this discussion take place in a workshop session as there is a lot of information to digest. Tentatively schedule a workshop with the Finance Committee for the 28th.

COMMITTEE RESIGNATIONS / APPOINTMENTS / REAPPOINTMENTS

None

EXECUTIVE SESSION

None

Being no further business board voted unanimously to adjourn Regular Session at 8:27 P.M.

Respectfully submitted, Laura Williams, Chief Administrative Assistant, Board of Selectmen

Map 094, Parcel #8 - West Street/Pratt Street

Parcel #	Area	Minimum Bid	Abutters	Street	Current Land Area	Combined Land Area	Approx. inc. in AV	Status w/ add. Lot
1	9,999 SF±		Timothy & Sheila LaPointe **	727 West Street	10800	20799	\$ 7,100	Non-Conforming
2	9,972 SF±		David & Jennifer Prokowiec **	733 West Street	10400	20399	\$ 7,800	Non-Conforming
3	14,545 SF±		David & Jennifer Prokowiec **	733 West Street	10400	20372	\$ 7,800	Non-Conforming
4	13,422 SF±		Timothy & Sheila LaPointe	727 West Street	10800	20772	\$ 7,100	Non-Conforming
5	15,000 SF±		Henry Lantagne **	114 Pratt Street	14000	28545	\$ 14,400	Non-Conforming
6	15,000 SF±		Kimberly Moore	106 Pratt Street	14400	28945	\$ 14,400	Non-Conforming
7	15,000 SF±		Kimberly Moore **	106 Pratt Street	14400	28945	\$ 14,400	Non-Conforming
8	15,000 SF±		Henry Lantagne	114 Pratt Street	14000	28545	\$ 14,400	Non-Conforming
9	15,000 SF±		Samuel & Dora Costa **	94 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
10	20,476 SF±		Richard Murray	88 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Richard Murray **	88 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Samuel & Dora Costa	94 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Henry & Lucia Ross **	78 Pratt Street	14000	29000	\$ 14,400	Non-Conforming
			Albert Paladian	70 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Joseph Champa Jr.	64 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Albert Paladian **	70 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Henry & Lucia Ross	78 Pratt Street	14000	29000	\$ 14,400	Non-Conforming
			Joseph Champa Jr.	64 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Joseph Champa Jr. **	64 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Albert Paladian	70 Pratt Street	13600	28600	\$ 14,400	Non-Conforming
			Henry & Lucia Ross	78 Pratt Street	14000	29000	\$ 14,400	Non-Conforming
			Brian Saranovitz & Brenda Burpee **	20 Pratt Street	35600	56076	\$ 4,500	C/Lot, NC Structure
			Beverly G. Santora **	18 Pratt Street	20400	40876	\$ 16,700	C/Lot, NC Structure
			Mark Gaulin **	169 Whalom Road	15200	36676	\$ 18,000	Non-Conforming
			Nancy J. Fritz **	163 Whalom Road	10800	31276	\$ 18,000	Non-Conforming
			Terrance Aubie & Ann M. MacGauley	157 Whalom Road	18400	38876	\$ 17,600	Non-Conforming

Map 094, Parcel #8 - West Street/Pratt Street

Parcel #	Area	Minimum Bid	Abutters	Street	Septic Status
1	9,999 SF±		Timothy & Sheila LaPointe **	727 West Street	title 5 pass 10/95
2	9,972 SF±		David & Jennifer Prokowiec **	733 West Street	title 5 pass 6/01
3	14,545 SF±		David & Jennifer Prokowiec **	733 West Street	title 5 pass 6/01
4	13,422 SF±		Timothy & Sheila LaPointe	727 West Street	title 5 pass 10/95
5	15,000 SF±		Henry Lantagne **	114 Pratt Street	d-box '02
6	15,000 SF±		Kimberly Moore	106 Pratt Street	New System
7	15,000 SF±		Kimberly Moore **	106 Pratt Street	New System
8	15,000 SF±		Henry Lantagne	114 Pratt Street	d-box '02
9	15,000 SF±		Samuel & Dora Costa **	94 Pratt Street	installed 12/88
10	20,476 SF±		Richard Murray	88 Pratt Street	fail 1999, permit 2000, never installed
			Richard Murray **	88 Pratt Street	fail 1999, permit 2000, never installed
			Samuel & Dora Costa	94 Pratt Street	installed 12/88
			Henry & Lucia Ross **	78 Pratt Street	installed 10/82
			Albert Paladian	70 Pratt Street	installed 8/77
			Joseph Champa Jr.	64 Pratt Street	installed 8/72
			Albert Paladian **	70 Pratt Street	installed 8/77
			Henry & Lucia Ross	78 Pratt Street	installed 10/82
			Joseph Champa Jr.	64 Pratt Street	installed 8/72
			Joseph Champa Jr. **	64 Pratt Street	installed 8/72
			Albert Paladian	70 Pratt Street	installed 8/77
			Henry & Lucia Ross	78 Pratt Street	installed 10/82
			Brian Saranovitz & Brenda Burpee **	20 Pratt Street	installed 12/93
			Beverly G. Santora **	18 Pratt Street	New System
			Mark Gaulin **	169 Whalom Road	Sewer
			Nancy J. Fritz **	163 Whalom Road	old system this would go on sewer if failed-
			Terrance Aubie & Ann M. MacGauley	157 Whalom Road	title 5 pass 6/09

** Direct abutter to parcel

Lunenburg Board of Assessors
 Fiscal Year 2010 Revaluation
 Residential Land Curve

nbhd rate	225,000	128,000	112,000	108,000	99,000
sq/ft rate	2.81	1.60	1.40	1.35	1.24

Prime Lot Table				1.400	2.009	1.143	1.000	0.964	0.884
Square FT	Std. SF	Ratio	Factor	Base Rate	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
1,000	80,000	0.013	19.388	1.400	54,500	31,000	27,100	26,200	24,000
2,000	80,000	0.025	14.184	1.400	79,800	45,400	39,700	38,300	35,100
3,000	80,000	0.038	12.472	1.400	105,200	59,900	52,400	50,500	46,300
4,000	80,000	0.050	11.259	1.400	126,700	72,100	63,000	60,800	55,700
5,000	80,000	0.063	9.483	1.400	133,400	75,900	66,400	64,000	58,700
6,000	80,000	0.075	8.311	1.400	140,200	79,800	69,800	67,300	61,700
7,000	80,000	0.088	7.473	1.400	147,100	83,700	73,200	70,600	64,700
8,000	80,000	0.100	6.837	1.400	153,800	87,500	76,600	73,800	67,700
9,000	80,000	0.113	6.311	1.400	159,800	90,900	79,500	76,700	70,300
10,000	80,000	0.125	5.884	1.400	165,500	94,200	82,400	79,400	72,800
11,000	80,000	0.138	5.399	1.400	167,000	95,000	83,100	80,100	73,500
12,000	80,000	0.150	5.000	1.400	168,800	96,000	84,000	81,000	74,300
13,000	80,000	0.163	4.657	1.400	170,300	96,900	84,800	81,700	74,900
14,000	80,000	0.175	4.363	1.400	171,800	97,800	85,500	82,400	75,600
15,000	80,000	0.188	4.109	1.400	173,300	98,600	86,300	83,200	76,300
16,000	80,000	0.200	3.886	1.400	174,900	99,500	87,000	83,900	77,000
17,000	80,000	0.213	3.689	1.400	176,400	100,400	87,800	84,600	77,600
18,000	80,000	0.225	3.515	1.400	177,900	101,200	88,600	85,400	78,300
19,000	80,000	0.238	3.362	1.400	179,700	102,200	89,400	86,200	79,100
20,000	80,000	0.250	3.221	1.400	181,200	103,100	90,200	86,900	79,700
21,000	80,000	0.263	3.103	1.400	183,300	104,300	91,200	88,000	80,700
22,000	80,000	0.275	2.999	1.400	185,600	105,600	92,400	89,100	81,700
23,000	80,000	0.288	2.904	1.400	187,900	106,900	93,500	90,200	82,700
24,000	80,000	0.300	2.817	1.400	190,200	108,200	94,700	91,300	83,700
25,000	80,000	0.313	2.735	1.400	192,300	109,400	95,700	92,300	84,600
26,000	80,000	0.325	2.661	1.400	194,600	110,700	96,900	93,400	85,600
27,000	80,000	0.338	2.593	1.400	196,900	112,000	98,000	94,500	86,600
28,000	80,000	0.350	2.527	1.400	199,000	113,200	99,000	95,500	87,600
29,000	80,000	0.363	2.461	1.400	200,700	114,200	99,900	96,300	88,300
30,000	80,000	0.375	2.392	1.400	201,900	114,800	100,500	96,900	88,800
31,000	80,000	0.388	2.330	1.400	203,200	115,600	101,100	97,500	89,400
32,000	80,000	0.400	2.273	1.400	204,500	116,400	101,800	98,100	90,000
33,000	80,000	0.413	2.218	1.400	205,900	117,100	102,500	98,800	90,600
34,000	80,000	0.425	2.163	1.400	206,800	117,700	103,000	99,200	91,000
35,000	80,000	0.438	2.117	1.400	208,400	118,500	103,700	100,000	91,700
36,000	80,000	0.450	2.069	1.400	209,500	119,200	104,300	100,500	92,200
37,000	80,000	0.463	2.024	1.400	210,700	119,900	104,900	101,100	92,700
38,000	80,000	0.475	1.985	1.400	212,200	120,700	105,600	101,800	93,400
39,000	80,000	0.488	1.945	1.400	213,300	121,400	106,200	102,400	93,900
40,000	80,000	0.500	1.905	1.400	214,300	121,900	106,700	102,800	94,300
41,000	80,000	0.513	1.862	1.400	214,700	122,100	106,900	103,000	94,500
42,000	80,000	0.525	1.819	1.400	214,900	122,200	107,000	103,100	94,500
43,000	80,000	0.538	1.780	1.400	215,300	122,500	107,100	103,300	94,700
44,000	80,000	0.550	1.741	1.400	215,400	122,600	107,200	103,400	94,800

45,000	80,000	0.563	1.705	1.400	215,800	122,800	107,400	103,600	95,000
46,000	80,000	0.575	1.671	1.400	216,200	123,000	107,600	103,700	95,100
47,000	80,000	0.588	1.636	1.400	216,200	123,000	107,600	103,700	95,100
48,000	80,000	0.600	1.604	1.400	216,600	123,200	107,800	103,900	95,300
49,000	80,000	0.613	1.573	1.400	216,800	123,300	107,900	104,000	95,400
50,000	80,000	0.625	1.544	1.400	217,200	123,600	108,100	104,200	95,600
51,000	80,000	0.638	1.517	1.400	217,500	123,800	108,300	104,400	95,700
52,000	80,000	0.650	1.487	1.400	217,500	123,800	108,300	104,400	95,700
53,000	80,000	0.663	1.461	1.400	217,700	123,900	108,400	104,500	95,800
54,000	80,000	0.675	1.435	1.400	217,900	124,000	108,500	104,600	95,900
55,000	80,000	0.688	1.410	1.400	218,100	124,100	108,600	104,700	96,000
56,000	80,000	0.700	1.387	1.400	218,500	124,300	108,800	104,800	96,100
57,000	80,000	0.713	1.364	1.400	218,700	124,400	108,900	104,900	96,200
58,000	80,000	0.725	1.343	1.400	219,100	124,600	109,000	105,100	96,400
59,000	80,000	0.738	1.321	1.400	219,300	124,800	109,100	105,200	96,500
60,000	80,000	0.750	1.300	1.400	219,500	124,900	109,200	105,300	96,600
61,000	80,000	0.763	1.281	1.400	219,800	125,100	109,400	105,500	96,700
62,000	80,000	0.775	1.263	1.400	220,200	125,300	109,600	105,700	96,900
63,000	80,000	0.788	1.244	1.400	220,400	125,400	109,700	105,800	97,000
64,000	80,000	0.800	1.224	1.400	220,400	125,400	109,700	105,800	97,000
65,000	80,000	0.813	1.208	1.400	220,800	125,600	109,900	105,900	97,200
66,000	80,000	0.825	1.190	1.400	221,000	125,700	110,000	106,000	97,200
67,000	80,000	0.838	1.174	1.400	221,200	125,800	110,100	106,100	97,300
68,000	80,000	0.850	1.158	1.400	221,600	126,100	110,300	106,300	97,500
69,000	80,000	0.863	1.143	1.400	221,800	126,200	110,400	106,400	97,600
70,000	80,000	0.875	1.127	1.400	221,900	126,300	110,500	106,500	97,700
71,000	80,000	0.888	1.114	1.400	222,500	126,600	110,800	106,800	97,900
72,000	80,000	0.900	1.101	1.400	222,900	126,800	111,000	107,000	98,100
73,000	80,000	0.913	1.088	1.400	223,300	127,000	111,100	107,100	98,300
74,000	80,000	0.925	1.075	1.400	223,700	127,300	111,300	107,300	98,400
75,000	80,000	0.938	1.061	1.400	223,900	127,400	111,400	107,400	98,500
76,000	80,000	0.950	1.047	1.400	223,900	127,400	111,400	107,400	98,500
77,000	80,000	0.963	1.036	1.400	224,400	127,700	111,700	107,700	98,800
78,000	80,000	0.975	1.024	1.400	224,600	127,800	111,800	107,800	98,800
79,000	80,000	0.988	1.012	1.400	224,800	127,900	111,900	107,900	98,900
80,000	80,000	1.000	1.000	1.400	225,000	128,000	112,000	108,000	99,000

Other Residential Rates	Per Acre
Secondary Lot	37,500.00
Residual Land	7,000.00
Undevelopable Rate	1,000.00

NBHD Key

- NBHD 1 Waterfront
- NBHD 2 Above Average
- NBHD 3 Average
- NBHD 4 Below Average
- NBHD 5 High Traffic