

Minutes

Board of Assessors

Room 105

Monday, November 14, 2022

7:00 PM

The meeting convened during at 7:05 PM in Room 105, during the Selected Board meeting. Present were: Board members: Mary Greendale, chair, and Jeffrey Marshall (via Zoom). Staff: Kevin Rudden and Sherrie Bates.

1. At 7:31 PM, Benjamin Sparrell, Select Board Chair, introduced the item on his board's agenda for the Annual Tax Classification Public Hearing. Mary Greendale, Kevin Rudden and Sherrie Bates went forward to the Select Board meeting table. After introducing Sherrie Bates to the Select Board, Kevin Rudden delivered the classification presentation. Mary Greendale and Kevin Rudden answered Select Board members' questions.
2. At approximately 8:15 PM, the Select Board formally opened the public hearing and solicited questions and comments from their board and the in-person and remote (Zoom) audience. Mary Greendale, Jeffrey Marshall, Kevin Rudden and Sherrie Bates answered all questions posed comments that required an explanation.

Questions from the Select Board included:

- Is there a risk to the town of marijuana cultivation facilities closing and leaving a gap in the town's finances? (Kevin Rudden: Asks Select Board to be cautious in approving more as market is getting saturated; buildings can be re-purposed for indoor agriculture. Mary Greendale: Assessments are at the low end of values recommended by our consultants. Kevin Rudden: Assessments were brought up to same level as other commercial/industrial properties in town.)

- What else can Select Board do to help Assessors value marijuana cultivation facilities? (Kevin Rudden: Set a condition that Assessor and Building Inspector can inspect the facility once each year.)
- Why are sales prices climbing? Why a shortage of houses? (Kevin Rudden, Sherrie Bates and Jeff Marshall: explained various market factors driving sales price increases. Mary Greendale: Big issue is running out of buildable land and facing life without “New Growth.”)

3. At 8:26 PM. The Select Board closed the public hearing and voted on six motions as follows:

1. I move that the Town of Holliston NOT adopt a dual tax rate for Fiscal Year 2023. *(Tina Hein moved, John Cronin seconded. Unanimous)*
2. I move that the Town of Holliston adopt a residential factor of 1.0, thereby establishing a single tax rate of \$15.40 for Fiscal Year 2023, subject to DOR review and approval. *(Tina Hein moved, John Cronin seconded. Unanimous)*
3. I move that the Town of Holliston NOT adopt the Residential exemption for Fiscal Year 2023. *(Tina Hein moved, John Cronin seconded. Unanimous)*
4. I move that the Town of Holliston NOT adopt the Open Space exemption for Fiscal Year 2023. *(Tina Hein moved, John Cronin seconded. Unanimous)*
5. I move that the Town of Holliston NOT adopt the Small Commercial exemption in Fiscal Year 2023. *(Tina Hein moved, John Cronin seconded. Unanimous)*

6. I move that the Town of Holliston Approve the Excess Levy Capacity of \$791,770 for Fiscal Year 2023, subject to DOR review and approval. *(Tina Hein moved, John Cronin seconded. Unanimous)*

4. The Board of Assessors adjourned its meeting at approximately 8:35 PM.