

Minutes

Approved:as amended 1/21/21

Board of Assessors

Room 105

Thursday, January 7, 2021

9:00 AM

Town Hall has limited access to the Public. You can join this meeting by computer at: <https://us02web.zoom.us/j/87050307666> and enter passcode: 13579 when prompted. You can also join by phone by dialing 1-646-558-8656 and enter Meeting ID: 870 5030 7666 and when prompted enter passcode: 13579

Pursuant to the Governor's Order Suspending certain provisions of the Open Meeting Law G.L. c 30A paragraph 20, as well as the Select Board's Emergency Order dated 3/16/2020..... the Board of Assessors will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted to the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting.

At 9:00 AM a motion was made to go to executive session to discuss and review exemption applications by Lesley Kennally. A roll vote was taken second by Mary Greendale Vote 3-0-0

At 9:06 am Regular session resumed

- 1) The Board voted to approve the following exemption applications discussed and approved in executive session; motion Lesley Kennally second Mary Greendale vote: 3-0-0

Veterans:

49 CI22E	\$2000
52 CI22E	\$2000
51 CI22a	\$ 800
32 CI22D	\$6954

Elderly 41C:

14 CI41C	\$1000
15 CI 41C	\$1000

Surviving Spouse 17D

9 CI17D	\$350
10 CI17D	\$350
4 CI 17D	\$350
5 CI17D	\$350

CPA

14 CPA	\$70.47
19 CPA	\$56.71
18 CPA	\$88.87

- 2) Minutes: 11/24/20, 12/3/20, 12/7/20, 12/8/20, 12/14/20

Motion to approve minutes as stated above except 12/14/20. Executive Session minutes from 12/3/20 are approved but not released. Motion made by Lesley Kennally second Mary Greendale vote 3-0-0

Notes from minutes: Chapter request for receipts; review A+ Grades in next valuation review; The Board would like to review Executive Session Minutes every 6 months after date of meeting to decide whether to release or not.

Minutes of 12/14/2020 CPA warrant to Collector physically omitted but voted to commit. The forms were prepared for the Accountant but not the Collector/Treasurer. We would like to confirm the vote to the warrant to the Collector to Dec 14, 2020 and amend the previous meeting's minutes to reflect the confirmation. The amount of the CPA commitment is \$603,713.55

The Board voted to confirm this commitment and approve minutes of 12/14/20 as amended. motion Mary Greendale second Peter Barbieri vote 3-0-0

3) Abatement/Exemption Reports:

Month of December:

Fy21 Exemptions 67 \$67585.85

2018 MVE 1 abatement \$ 103.65

2019 MVE 2 abatements \$ 109.69

2020 MVE 18 abatements \$1,157.95

Month of November:

2020 MVE 36 abatements \$3,407.25

Motion to approve the monthly reports from December and November:

Motion: Mary Greendale Second: Peter Barbieri vote 3-0-0

4) Valuations:

Solar project on land fill- meeting with Town's consultant 1/6/21 Report to BOA

Ms. Peirce reported that she reviewed and discussed the proposed valuation for the Marshall Street Landfill Solar Project with the Town's consultant Beth Greenblatt. Peirce recommended that the Board approve the proposal and valuation of Personal Property of \$4,279,620 and Real Property \$34,000 for a term of 25 years. The annual receipt for the Town will be \$57,697 in PILOT tax if approved by the Select Board. A motion was made by Mary Greendale to approve and move forward with the proposal. Second by Lesley Kennally Vote: 3-0-0

5) Other business:

- a. Correspondence to the Board from Susan Roll from South Street re: Hopping Brook development at 555 Hopping Brook and impact. Mary will write Susan. Peter indicated that Medway is protesting claiming that property values will drop because of development. Further noted that he hasn't seen that proved out but if values did drop and it was represented in the market it would be implemented to the impact of value.

A brief discussion about the market and traffic occurred. The nbhds on busy roads represent the traffic and sales only on those roads and we follow the market.

- b. Rollback tax and notification of withdrawal from Chapter 61A: .9183 acres to be removed and converted to residential use from 397 Hollis St Lawrence Finn
As part of the notification of withdrawal from Chapter 61A a certificate of Rollback Tax is created. In the current certificate prepared we have included the recording costs for removal and re-recording of the Chapter 61A liens to protect the Town under statutory obligations. In reference to the option to purchase the land the Board of Assessors offers no opinion as to purchase. A motion to commit the rollback tax pending the Town's decision whether to act on the option to purchase was made by Lesley Kennally second by Peter Barbieri vote 3-0-0
- c. Apportionment of Taxes: Kase 56 Chestnut St motion to approve Lesley Kennally Second by Mary Greendale vote 3-0-0
- d. Review of Principal Assessor-Lesley will set up meeting with Travis Ahern. She will also ask Mr. Ahern his opinion about asking the staff for feedback as well.
- e. Mr. Barbieri brought up the town's Stipend Committee who were charged with analyzing the benefits and issues with giving Stipends to Committees. He asked if anyone on the Board had been spoken to with regard to stipends. Mary Greendale indicated that she was interviewed by Joan Shaughnessy. *MG said that she would be sending her own comments to the Stipend Committee and recommended that other members do so.* The Committee has reached out to other communities and will prepare a final report for the Select Board. Lesley Kennally made a motion to have Peter Barbieri draft a letter to the Stipend Committee and the Select Board with regard to stipends. Second Mary Greendale vote 3-0-0
- f. Budget preparation-Peirce will email budget schedule out to Board when it is receive. Mr. Barbieri asked for a showing of expended to date and anticipated spending to the end of fiscal year. Peirce presented a proposal from RRC for fy22 general services For the collection of personal property. The quote includes \$1500 software maintenance. The total quote was for \$8060. A separate quote for \$4000 for the unpaid mandate of valuation of gas and electric utilities was presented as well.
Last year we raised \$10,303,170 value in growth from pp (\$194,214 revenue). This paid for the service for reval and cost of utilities invested. (\$16000)
Lesley Kennally asked that the proposal for the 504 properties we corrected to reflect the amounts consistently.
Mrs. Peirce recommended adding the \$1500 maintenance fee to the budget annually. She also recommended that the \$4000 for the utilities be put on the budget. A motion was made by Mary Greendale to include these amounts in the fy22 budget. Second Lesley Kennally vote 3-0-0
- g. OA side conversation with regard to the valuation of leased property from exempt properties occurred. The Board concurred that for consistency purposes we should be looking into this potential issue. Mentioned specifically, in addition to the solar lease on Marshall St was the wireless tower in the steeple of the Congregational

Church. Ms. Peirce will send income/expense forms out and speak with Travis about any town leases.

- h. Mary Greendale asked for information about 2 commercial sales on either side of the library. Peirce will look up the deeds and move them out to the Board members.

Next meeting will be as needed.

Lesley Kennally motioned that the meeting be adjourned at 10:11 am.

Second: Mary Greendale

Vote: 3-0-0

Respectfully submitted,

Kathryn Peirce