

Board of Assessors Meeting October 12, 2010

-Minutes-

Present for all or part of the meeting: Bob Mone – Chair, Michael Colaneri, and Richard Cohen

Also Present: Kristina West – Principal Assessor

- 1.) Meeting Minutes of 7-27-2010 were reviewed and approved.  
Bob Mone – yes, Michael Colaneri – yes
- 2.) A bill for King Information Systems was reviewed and approved.
- 3.) Uncollectible Boat and Personal Property taxes submitted by the Tax Collector were reviewed and approved for abatement.  
Bob Mone – yes, Michael Colaneri – yes
- 4.) The extension request for the Catherine Stone 8 of 58 personal property abatement was reviewed and approved.  
Bob Mone – yes, Michael Colaneri – yes
- 5.) 20 Motor Vehicle abatements were reviewed and approved  
Bob Mone – yes, Michael Colaneri – yes
- 6.) The following commitments were reviewed and approved:
  - a. FY 2011 Boat Excise
  - b. MV #11 of 2009
  - c. MV #5 of 2010
  - d. MV #98 of 2006
  - e. MV #98 of 2007
  - f. MV #98 of 2008Bob Mone – yes, Michael Colaneri – yes
- 7.) Abutters List for Map 10 lot 105; Map 10 lot 92, Map 10 lot 104 and Map 13 lot 1 were reviewed and approved.  
Bob Mone – yes, Michael Colaneri - yes

Member Richard Cohen joined the meeting.

- 8.) The Chapterland applications for the following people were reviewed and approved:
  - a. Athearn – Map 31 Lots 68 & 68.2
  - b. Bird – Map 32 Lots 36 & 34
  - c. Fischer – Map 35 Lot 3.1
  - d. Jackson – Map 9 Lot 5
  - e. Magid – Map 30 Lot 11.1
  - f. Seven Gates Farm – Map 14 Lot 10
  - g. Spalding – Map 35 Lot 6.14
  - h. Silva – Map 35 Lot 6.17

- i. Sterling – Map 8 Lot 1 & Map 10 Lot 194
  - j. Vineyard Meadow LLC – Map 9 Lots 1.1 & 4
- Bob Mone – yes, Michael Colaneri – yes, Richard Cohen - yes

9.) There was a discussion on the Hopkins 61A application for Map 12 Lot 16. A CR has been placed on the property that will lower the value of a portion of the residential site. The owners were seeking 61A on an additional 1.5 acres due to the CR. However Board policy is to require a 3 acre residential site per Town zoning requirements. The Board voted to approve the application using a 3 acre residential site and 13.34 acres in 61A, which is the same classified acreage as the previous year.

Bob Mone – yes, Michael Colaneri – yes, Richard Cohen - yes

10.) Kristina informed the Board about the installation of the new Query Manager Software from Cartographic Associates, Inc. This software links the tax maps and assessing data, as well as other local, county and State data, into one user friendly program. The software has been installed on most Town computers and will give other departments' access to a substantial amount of the Assessors information from their desktops. There is also a web based version that Kristina hopes will be implemented soon so taxpayers can have access to this service as well. The Board supports a web based version and hopes to see it in the near future.

11.) The Board reviewed and approved the 2011 Tax Map Maintenance proposal from Cartographic Associates, LLC.

Bob Mone – yes, Michael Colaneri – yes, Richard Cohen - yes

12.) The Microfiching of the Assessors property record cards has begun. Kristina is trying to get the additional funding to finish the project from the CPC. The original plan was to ask the Town to raise and appropriate \$10,000 per year until the project was done. However, if the Historic Commission determines that the record cards are Historic documents, we may be able to get the funding from the CPC and not have to ask voters for additional sums. Kristina is meeting with the Historic Commission next week to discuss the documents and will keep the Board informed.

13.) The Board reviewed correspondence on the Nunes properties located at Map 17 Lots 28 & 30. Map 17 Lot 28 is no longer buildable and will be merged with lot 30.

Bob Mone – yes, Michael Colaneri – yes, Richard Cohen - yes

14.) The Board reviewed the files on Map 8 Lots 35, 35.1 & 35.2. There is one house on the lots that is currently being assessed on lot 35; however the dwelling actually sits on lot 35.2. Kristina will move the dwelling to the appropriate lot #.

Bob Mone – yes, Michael Colaneri – yes, Richard Cohen - yes

- 15.) The Board reviewed the correspondence on Map 30 Lot 9, including an appraisal by Ron Walsh. There was a brief discussion about the history of the property after which the Board determined that there was nothing that could be done regarding the property at this time. However it was noted that Ron Walsh is not a licensed appraiser and is not qualified to perform appraisal work in the State of Massachusetts. Kristina has already informed the taxpayer regarding this and the Board agreed that she should inform the State as well.
- 16.) Kristina informed the Board that the affordable housing values had not been updated in several years and that they do not appear to have been valued accurately at that time. Due to this all of the values will be going up, several of them will be going up a substantial amount. Kristina will send a letter to the homeowners explaining the increase.
- 17.) The proposed FY2010 interim adjustment was reviewed. There was a lengthy discussion regarding lowering the neighborhood of several parcels on the South Shore and its affect on the Town's overall value. The sales and listings in the area were discussed. The Board agreed to approve the adjustments but would like to see the difference in values. Kristina will prepare that information for the board to review. The Board agreed to allow Kristina to digitally sign all forms online on their behalf.  
Bob Mone – yes, Michael Colaneri – yes, Richard Cohen – yes

Respectfully Submitted  
Kristina West – Principal Assessor

Approved: