

Board of Assessors, March 3, 2020

Present: Michael Colaneri, Richard Cohen, Maria McFarland

Also present: D Barnes

The meeting convened at 4:30 P.M.

- 1) The Board approved the minutes of the meeting of February 4, 2020.
Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

- 2) The Board approved the abutters list report.
Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

3) Old/New Business

The Board approved motor vehicle excise 2018 applications for abatement and the monthly report in the amount of \$ 84.58.

Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

The Board approved motor vehicle excise 2020 applications for abatement and the monthly report in the amount of \$ 2,285.58.

Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

The Board voted to approve the following fiscal year 2020 personal exemption and monthly reports in the amount of \$3491.71.

<u>Clause</u>	<u># of apps</u>	<u>real estate exemption</u>	<u>cpa exemption</u>
Clause 22	1	\$400.00	
Clause 37	1	\$500.00	\$15.00
Clause 41C	2	\$2,000.00	\$157.24
Clause 17	1	\$175.00	\$243.47

Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

The Board reviewed Michael's request that the Board be given data regarding sales on a regular basis. The Principal Assessor reviewed her response to this request in an email dated February 14, 2020. Discussion included whether it was necessary for there to be an ongoing review of sales (of all kinds) by the Board.

The Warren Group monthly report sale book has been a tool within the office for over a decade. The principal assessor offered to email monthly reports to the board members. The sales book in the office is always up to date.

The principal assessor reviewed how the unedited (including all non-arm's length and arms-length) sales report is given to the Board at the beginning of every year's analysis. Throughout year, an analysis is conducted and the sales report updated to display arms-length sales to be used in the development of the current town assessment. This is given to the Board. The final sales report submitted to the Board for review, is used to create the Gateway LA-3 submission to the DOR. It is submitted to the DOR with a narrative written by the consultant with an overview of the process and changes made.

It was noted that while it is interesting to discuss the current, week to week listing of the sales that appear in the media these sales are outside the time frame and will not affect the analysis of value until the next tax rate setting period set by the MGL.

The Board was asked what they would like in addition to the current process. It was agreed that no specific changes need to be made however; the principal assessor will continue to inform the board of any unique or interesting sales that she feels the Board should be made aware of. No action needed regarding this discussion.

The Board reviewed an email received February 20, 2020 from the new Library Director, Alexandra Pratt. The email discusses the event "Town Meeting Preview" being held on March 30th at 6 P.M. The email is an invitation to attend as sponsors of warrant articles to appear at Town Meeting. As the office understands this event has been put together by Dan Waters (Town Moderator) and Doug Ruskin (Finance Committee member). The Board of Selectmen discussed this event with former Library Director, Beth Kramer at their February 26, 2020.

A discussion included the challenge to achieve a quorum for the actual town meeting annually. As the Finance Committee has held similar meeting as the one listed within the email in the past with little participation the Board will not be attending this meeting. All warrant article and budget items will be supported at Town Meeting by Board and staff.

The Board reviewed and approved the 2021 mapping changes.
Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

The Board voted to enter into executive session in order to discuss the value of property (6) and/or litigation (3). The Board will not return to open session.

Michael Colaneri-yes; Richard Cohen-yes; Maria McFarland-yes

The meeting adjourned at 5:50 P.M.

Respectfully submitted,
D Barnes, Principal Assessor, MAA

Approved:

4/3/2020
Michael Colaneri