



**Town of West Tisbury**  
**BOARD OF ASSESSORS**  
P. O. Box 278  
West Tisbury, MA 02575-0278  
508-696-0101  
[assessors@westtisbury-ma.gov](mailto:assessors@westtisbury-ma.gov)

March 7, 2024

**Open Session Meeting Minutes**

Members Present: Michael Colaneri (Chair) and Lawrence Schubert

Members Absent: Maria McFarland

Also Present: MacGregor Anderson (Principal Assessor)

The meeting convened at 4:30 P.M.

All votes were roll call votes due to the remote nature of the meeting.

**Minutes: 2/20/24**

The Board voted to approve the minutes: Schubert yes, Colaneri yes

**Abutters List**

The Board voted to certify the abutters lists: Schubert yes, Colaneri yes

**MV Excise Abatements – \$1,449.08**

2022 1 bill-\$50.44

2023 2 bills-\$524.91

2024 8 bills-\$873.73

The Board voted to approve these abatements: Schubert yes, Colaneri yes

**3ABC extension requests: Sheriff's Meadow Foundation June 15<sup>th</sup>, Polly Hill March 15<sup>th</sup>,  
Nature Conservancy June 15<sup>th</sup>**

The Board voted to approve the extensions: Schubert yes, Colaneri yes

**Principal Assessor Annual Review**

Mr. Colaneri said he'd completed Mr. Anderson's second annual review and asked if any Board members had anything to add. They did not. He explained that a vote was not needed but that they liked to document the review in the minutes.

Mr. Anderson said that the Personnel Board would be voting on it at their next meeting.

#### **140 Merry Farm FY24 Q4 Apportionment**

Mr. Colaneri said he had reviewed the apportionment and noted that lot 3 (the only lot sold) had a very small share of the total valuation. Mr. Anderson agreed, saying that lot 3 was very small compared to total land size, and the single residence and shed on lot 3 was worth a small fraction of the other homes and detached items on lot 1. He noted that lots 2 and 4 were small and vacant and also had a small share, but were still owned by Merry Farm LLC.

Mr. Anderson said he would also make it clear that this didn't represent FY25 proportional values due to the introduction of three new prime sites in the upcoming fiscal year.

Mr. Colaneri asked about the Planning Board's recent revocation of the subdivision plan. Mr. Anderson said that the change would impact FY26 primarily due to the January 1<sup>st</sup> assessment date.

Mr. Anderson also reminded the Board that the reason for apportionment was purely to split the real estate tax lien so that all current owners weren't responsible for each other's taxes.

Mr. Anderson then stated that he'd worked with both Paul Kapinos, the Assessor's consultant and the Department of Revenue to be sure he was taking the correct approach with the apportionment. The Board voted to approve the apportionments: Schubert yes, Colaneri yes

#### **Executive Session**

**Motion to enter into executive session and not to return to open session under Chapter 30 A Section 21 (a) 3, 6 and 7**

**The Board will enter executive session in order to discuss litigation (3), the valuation of property (6), and applications deemed confidential under MGL CH 59 sec 60 (7)**

The Board voted to enter executive session and not return to open session: Schubert yes, Colaneri yes

The meeting adjourned at 5:10pm

MacGregor Anderson, MAA

Principal Assessor

Approved: 4/2/24