



**Town of West Tisbury**  
BOARD OF ASSESSORS  
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## **Open Session Meeting Minutes**

Board of Assessors December 19, 2023

Members Present: Michael Colaneri (Chair), Maria McFarland, and Lawrence Schubert

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: 11/7/23, 12/5/23**

The Board voted to approve both sets of minutes: McFarland yes, Schubert yes, Colaneri yes

### **Abutters Lists**

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

### **FY24 Real Estate, Personal Property and CPA warrant and commitment**

The Board voted to approve the warrants and commitments: McFarland yes, Schubert yes, Colaneri yes

### **MV Excise Abatements - \$115.67**

**2023 – 4 bills totaling \$115.67**

The Board voted to approve the abatements: McFarland yes, Schubert yes, Colaneri yes

### **Chapterland Approvals**

The Board asked for Mr. Anderson to review the recreational Chapterland application further against previous applications for 180 Plum Bush Point, Spalding. Mr. Anderson asked that they hold off on the Dancing Field Trust at 45 Dancing Field Road while he reviews the new forestry plan. He also said that Stone Wall Farm had three parcels going into Chapter which he would present at the next meeting with Dancing Field Trust and Spalding.

The Board voted to approve all other Chapterland applicants from the value credit list: McFarland yes, Schubert yes, Colaneri yes

### **Rainbow Farm Conservation Restriction Request**

Mr. Anderson said the Town Administrator advised him that the Assessors would be invited to comment on a request by Jeffrey Dubard for the Town to hold a conservation restriction for his subdivision on Merry Farm Road. Mr. Anderson said Town policy was for the Conservation Commission, the Planning Board and the Assessors to all contribute to the decision along with the Select Board.

Mr. Anderson said the specific criteria for consideration was on a 1979 Select Board document he had distributed. He said the Board could review these criteria at this meeting but also might want to wait until a hearing or joint meeting.

Ms. McFarland suggested waiting until the Select Board had decided on having a joint meeting. Mr. Colaneri said he thought they should discuss it in broad terms so that the Board of Assessors could be prepared for a joint meeting.

Mr. Colaneri said it was important that the Assessors were following the procedures, as they always had for these decisions. He said the application should not be considered, for instance, until it was complete. Mr. Anderson said the application was complete for this stage of the process according to State regulations, with the exception of some specific dates. He reiterated that this was not a valuation question at this stage, but rather an advisory contribution from the Board of Assessors.

Mr. Schubert asked if the Select Board would be asking about the valuation impact. Ms. McFarland said they would not be. Mr. Anderson said if he were asked, he'd say that he would have to discuss it with his consultants and the Department of Revenue before knowing the impact. He said conservation restrictions can have a wide range of valuation impacts from none to significant.

Ms. McFarland explained to the Board that this conservation restriction was being requested because it was a requirement of his recent subdivision plan, and the applicant had been turned down by the usual holders of conservation restrictions. Mr. Anderson explained the special permit requirement that allowed for the housing density, and also said a parcel had already been sold without the conservation restriction being met.

Mr. Anderson pointed out that the sale of the parcels was outside the Board's jurisdiction, but that the Board of Assessors was asked under Town policy to provide a recommendation to the Select Board under the same criteria the other advisory boards were considering.

Mr. Anderson said he was happy to attend the Select Board meeting, and if the Select Board were prepared to move forward with a joint meeting, that the Assessors should meet and discuss the application based on Town policy criteria before that meeting.

The Board agreed to review the application at a later date if required.

### **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 abatement and exemption applications deemed confidential under MGL CH 59 sec 60 (7)**

The Board voted to enter executive session to discuss the topics below and not return to open session:  
McFarland yes, Schubert yes, Colaneri yes

**FY24 Exemptions**

The meeting adjourned at 5:15pm

MacGregor Anderson, MAA

Approved: 2/6/23

Principal Assessor