



Town of West Tisbury
BOARD OF ASSESSORS
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Open Session Meeting Minutes

Board of Assessors, January 3, 2023

Present: Maria McFarland (acting chair), Lawrence Schubert, Michael Colaneri

Absent: none

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.

Mr. Colaneri asked Ms. McFarland to run the meeting as he did not have a copy of the agenda on hand. She agreed.

Minutes – Minutes - October 18, 2022, November 1, 2022, November 29, 2022 and December 9, 2022

The Board voted to approve all 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

Recertification Update

Mr. Anderson said Paul Kapinos completed all his other work during the week between Christmas and the New Year and was focused only on West Tisbury for the upcoming weeks. Mr. Anderson said he was glad they had decided to issue third quarter preliminary bills as only Edgartown had DOR approval before December 14th, the date West Tisbury had as a billing deadline. He noted Chilmark had not set a tax rate but noted they billed semiannually so the impact was less great than it would have been if West Tisbury had aimed for actual bills by Dec 31st and missed the deadline.

Mr. Anderson said the goal was to finish in January, noting that the last time West Tisbury issued third quarter preliminary bills they weren't ready with fourth quarter actuals until late March.

Mr. Anderson presented a calendar that he had run by the Department of Revenue. He said he didn't want to call it optimistic but warned that if they ran into any problems it could cause some delay. He said the Town was not facing any statutory deadlines but that he'd love to have the credits for personal

exemptions available to disabled veterans and seniors by February 1st or as close to that date as they could. He said senior Department of Revenue officials called the calendar “doable” with the caveat that if they ran into something, it could delay approval by weeks as had happened in other Island towns this year. He said the scrutiny was intense given the level of value increases the towns were submitting.

In presenting the calendar on a shared screen, he reminded the Board that this was based on everything going well.

Mr. Anderson said the goal was to submit the preliminary values by January 13th. He said that the Board had asked Mike Colaneri to review value changes as they were being worked on some months earlier. Mr. Colaneri said he thought at this stage it was too late for him to participate, and while he didn’t like the situation, he felt that Mr. Anderson and Mr. Kapinos would need to generate and submit the values. Ms. McFarland agreed.

Mr. Anderson explained that the values could be done before the 13th but also might not be done by that point. He said Mr. Kapinos was working only on this project.

Mr. Colaneri said this was about as unusual an assessing situation as you could get. There were new vendors, new consultants, a new principal assessor. He said he didn’t think many people fully understood what the assessors were facing. The Board discussed various potential classification hearing dates and advised Mr. Anderson to schedule it on February 1st rather than attempting it on the 25th.

Ms. McFarland asked what the benefit would be to being done on the 30th. Mr. Anderson said it allowed exemption recipients to receive credit before the due date. He said there were only a few people counting on this.

Mr. Colaneri said he was concerned they were making the assumption that they would have DOR approval by that date. Mr. Anderson said he was not making that assumption. He noted Tisbury and Chilmark got hung up for weeks unexpectedly. He said this was a draft calendar and was subject to change.

Upon further discussion, the Board asked Mr. Anderson not to attend the Select Board meeting the next day and instead write to the town administrator to offer February 1st for the classification hearing. He agreed.

Mr. Colaneri again said that they didn’t know when the numbers would be available. Mr. Anderson agreed and expressed frustration at the multiple attempts by other departments to pin down a hard date. He said Mr. Kapinos works incredibly hard seven days a week.

Mr. Colaneri also added that preparing for a classification hearing took time. Mr. Anderson said he could turn it around quickly.

Mr. Colaneri made a motion that the next tentative date for the classification hearing was February 1st.
The Board voted in favor: McFarland yes, Schubert yes, Colaneri yes

The meeting adjourned at 4:58pm

MacGregor Anderson, MAA
Principal Assessor

Approved:

4/4/23

A handwritten signature in black ink, appearing to be 'MacGregor Anderson', written in a cursive style.