

Assessors Meeting Minutes  
January 25, 2016

Meeting was held on Monday January 25 and called to order at 4:00 p.m. by Sandy Lilly

Present: Sandy Lilly (SL), Donna Sarro (DS) - arrived at 5:20 p.m., Amy Shapiro (AS)

Audience: Kayce Warren (Town Administrator), Duane Adams (Mayflower), Sam Konieczny (Mayflower), Ted Murray (Finance Committee), Lindi Gougeon (Finance Committee)

**Appointments:**

**Questions for Mayflower**

The following questions were discussed at the January 12, 2016 meeting and given to Mayflower prior to the meeting on January 25, 2016. These questions were passed out to all in attendance at the beginning of the meeting.

- **Does the gas co. pay re taxes? If they do, do they pay the full amount?** *Duane Adams shared that if Kinder Morgan owns the property they would indeed pay the set real estate tax on land owned. However if they have an easement on the land they would not pay real estate tax it would be an agreement between the property owner and KM.*
- **Do they pay pp taxes on the pipeline?** *Duane and Sam shared that they would pay personal property tax the same way WMECO (Eversource) currently pays. The assessments are done through calculations by the DOR yearly. The pipeline as it is constructed would generate new growth and a fair amount of revenue for the town depending on the amount of pipeline and other assets.*
- **Do the values of the abutters (and others) change and if so, what percentage?** *Duane stated that the impact to the town's real estate taxes could not be determined until the properties are surveyed. He also stated that the DOR would frown on adding adjustments for the pipeline properties and abutters until a full cycle of comparable sales could be looked at.*
- **If they take by eminent domain does that effect our re values? How?** *If there was house demolition than the house would be removed from the tax roll affecting the real estate totals. No answer for this until the survey are complete and dictated. If Kinder Morgan owned the full parcel then they would pay real estate tax on the land.*
- **Please give us examples of other communities they have had this happen to** *Duane works in towns that have established pipelines. He has never been with a town from the start of the process. He does work in other towns that will be affected by this pipeline but none have reached out to him for comments/questions. Duane referred to the fact that many towns have established pipelines and continue to be a desirable place to live, often the residents do not even know that the pipeline exists in the community.*
- **We would like to set up a Q&A worksheet for the town's website. Will you help us formulate this? Have other towns done this? Would we be able to speak with another town that went through this?** *Discussion on a Q&A worksheet determined that the Board of*

*Assessors would not be formulating such a worksheet until the pipeline course and impact could be better studied.*

- **With all these changes on the parcels what will your company charge us?** *Until the surveys and the parcel impact it is hard to determine. If additional man hours are required to adjust parcels it may impact the price on the contract.*

Ted Murray stated that the finance committee had not made a position on the pipeline and gave the meeting the intervenor status background for the finance committee stating that the financial tax revenues and the impact to the real estate values are in question. Ted shared that he had heard that Kinder Morgan's contributions to Ashfield would generate \$1.96 million.

Duane shared that he had poised some questions to the DOR and had not heard back yet. He stated that the DOR might be able to provide some guidance moving forward and suggested contacting Ashfield Department of Local Services representative Ryan Johnson.

All committee members felt that this was a useful and a good starting point for understanding the impact the pipeline could have financially on Ashfield.

Ted Murray and Lindi Gougeon departed the meeting at approximately 5 p.m.

- Ashfield House Discussion with Mayflower - A letter from Barry Auskern attorney for the Ashfield House was received on 1/25/16. The letter including interrogatories to the appellee. After discussion about bringing in town counsel to answer the questions it was decided that Duane would answer the questions and SL would prepare the document. JM stated that she was not comfortable as the Assessors Clerk to prepare official ATB documents on make motion by phone to the ATB.

Sam will contact JM next Monday to set up a schedule for abatement and building inspections.

Duane Adams and Sam Konieczny departed the meeting at approximately 5:05 p.m.

- Town Administrator - Kayce Warren was welcomed having started in her role as town administrator last week. Kayce stated that at some point she will be discussing the budget with the board Kayce departed the meeting at approximately 5:05 p.m.

#### **Minutes -**

*A motion was made by SL and seconded by AS to accept the regular and executive session minutes of January 12, 2016 Regular Meeting VOTE: SL- Aye, AS - Aye 2-0*

*A motion was made by SL and seconded by AS to accept the executive session minutes of January 12, 2016 Executive Session Meeting VOTE: SL – Aye, AS- Aye*

#### **Signatures- Signed by SL and AS otherwise noted**

Revised Real Estate Warrant to Collector

Exemption Certificates approved at January 12, 2016 meeting

Payment Voucher – Mayflower

*Signed by SL*

### **Old Business**

Town Report – The town report written by SL was reviewed and changes made. JM will forward the document to the assistant clerk.

### **New Business**

Excess Overlay Worksheet - Reviewed by the board.

Assessors Expense Worksheet – Reviewed by the board.

### **Meeting Schedule**

February 8 and February 22

Budget Hearing – Tentative date of February 16

### **Adjourn**

*A motion was made by SL and seconded by DS to adjourn the regular meeting at 5:35 p.m. and enter into executive session for exemptions and litigation, not to return to the regular meeting. **ROLL CALL VOTE: SL- Yes, DS- Yes, AS-, Yes***

Submitted:

Jennifer Morse

Assessors Clerk

January 26, 2016