Assessors Meeting Minutes June 9, 2014

Meeting was held on Monday June 9, 2014 and called to order at 6 p.m. by Sandy Lilly Present: Sandy Lilly (SL), Rick Chandler (RC), Donna Sarro (DS), Jennifer Morse (JM)

Audience: Chris Gray (6-7:05 p.m.)

Appointments:

Franco Rossi- C.A.I. Technologies President (6 p.m. – 7:05 p.m.) Franco gave the board an online tour of the Online Query Manager system that the Board of Assessors will have uploaded after July 1, 2014. Mr. Rossi stated that the system would most likely be up and running before the ninety day time frame guaranteed. The site will be password protected for review before going public and the board will have the say in what information is public on the system. A link error report will be provided that will show the errors between the maps and the Patriot data base. There are a lot of mapping layers including the ability to show Chapter Land, APR and restricted lands. JM to begin saving deeds and surveys in PDF from so they can be linked to properties in the future.

SL inquired on the cost to update maps after the board takes action on mapping discrepancies. JM will forward the details to Mr. Rossi when they are available.

Sherry Jourdan – 311 Cummington Road (7:10 p.m. - 7:35 p.m.) with Howard Streeter - Ms. Jourdan approached the board regarding the garage/storage and OFP changes to her property. Photos of the garage were reviewed. The garage has a gravel floor and the car stored inside is currently not registered, has been stored for 15-20 years and leaves the garage not more than twice per year. RC stated that he had some questions for Mayflower and JM will reach out to Duane Adams, President of Mayflower for answers. Questions include what is the classification/description of a garage vs. a storage area. Does the car not being registered and solely stored impact? JM will follow up with Ms. Jourdan with answers. Ms. Jourdan also questioned the OFP (small open porch) on the back of her house. A property card was printed, reviewed and given to Ms. Jourdan that showed the square footage for the two OFP's on her house and the value.

Meeting Minutes:

A motion was made by RC and seconded by SL to accept the minutes from May 19, 2014 (Document 1) **VOTE:** SL – Aye, RC- Aye, DS- Aye

Signatures: All Documents signed by ALL board members unless otherwise noted

Motor Vehicle Monthly List May 2014 for Levy Year 2014 (Document 2)
Real Estate/Personal Property Monthly List for May 2014 for Fiscal Year 2014 (Document 3)
2007 Motor Vehicle Monthly List for May 2014 Levy Year 2007 (Document 4)
Real Estate/Personal Property Monthly List for May 2014 Fiscal Years 1989-1998 (Document 5)
Payment Voucher - Bakers Office Supply \$ 61.56 Signed by SL (Document 6)

Old Business:

Sears Road/Cape Street Parcel Contention- Peter Wiitanen spoke to both of the property owners regarding their deeds and resolved the problem. Map 13-20 property owner thought that the one acre parcel began at Cape Street when it really starts on the old road. The corner of land in question and logged by Mr. Landers is owned by the State of Massachusetts. Apparently there is still a question in the deeds about Mr. Lander's property line running with the stone wall but that will have to be handled between the two property owners.

Tax Maps – (Document 7) SL and Peter Wittanen reviewed the current Ashfield Tax Maps for potential mapping discrepancies. JM to follow-up with the DOR to see if a roadway is an automatic division of parcels and any policy state or town relating to combining parcels over roadways. Deeds will have to be reviewed to see if parcels are combined by deed. The board agreed that if changes will be made the landowners will all be contacted. The review by the DOR in 2007 stated that all parcels needed to be returned to Fiscal Year 2006 status. JM has maps and will review the deeds and will contact a board member from that era for more information as well as contacting the DOR for instructions on how to proceed.

Special Features/Yard Items- (Document 8) a comparison to two local towns showed that Ashfield SFYI items are priced higher. JM contacted two more local towns for pricing. This will be reviewed with Mayflower to understand the reasons for values and possible changes to the cost tables.

New Business:

Selby Forest Management Plan - Forest Management Plan signed by SL. Chapter 61 Application signed by all board members (Document 9 and Document 10)

Abatements/Exemptions-Public Disclosure and Minutes - JM read an email from Town Counsel (Document 11) regarding minutes which recommended the board stick with the policy of only using the application number, action taken and the vote. The application itself is not a public document. Only granted abatement information in the Abatement Certificate book is open to the public. Discussion by the board agreed that Abatements would be discussed in Executive Session moving forward to protect the privacy of the applicant. (A homeowner can request that the abatement be discussed in open session).

Annual Property Card Printing - SL was approached by a past board member regarding the annual printing of property cards. Discussion by a previous board stopped the annual printing due to time, paper and ink concerns. JM stated that the data base goes back several years and can be accessed very easily to print cards. After discussion it was decided that the cards will not be printed, they are in the data base and can be printed on a public document request by the assessors clerk.

Mayflower Property Visit- SL read an email (Document 12) from Samuel Konieczny regarding a sales review and possible interior inspection on May 30, 2014 at 1771 Cape Street. SL spoke with Police Chief; Diane Wilder about the altercation and the Chief said that she would speak with the property owner. RC shared his experience with instances such as these and suggested a police escort to the property when inspections are needed in the future. SL to speak to the Police Chief regarding a police escort when inspecting this property in the future.

Other:

Ryan Johnson DOR was in town on Monday June 2 looking at property cards supplied by Mayflower for review. An email (Document 13) was received from Ryan Johnson on June 9th and was read by SL. JM forwarded email to Duane and Samuel for review. Mr. Johnson had questions regarding two properties visited that will be followed up by Mayflower or JM after the review.

Data to Point Software- JM noted that the data was due to Point Software for the FY2015 Preliminary Bills going out July 1, 2014.

Office is closed on Monday June 23 and Tuesday June 24 so JM can attend the annual Patriot Users Conference and MAAO conference. The office will be open on Friday June 20th and Thursday June 26th.

Next Meeting: June 30 @ 6 p.m.

A motion was made by SL and seconded by RC to adjourn the meeting at 8:25 p.m. to enter into Executive Session to not return to the regular meeting. MGL Chapter 39 Section 23B Reason 3 (Litigation ATB Hearings)

Roll Call Vote: Sandy Lilly - Yes, Rick Chandler- Yes, Donna Sarro - Yes

Submitted by: Jennifer Morse June 10, 2014

Approved: June 30, 2014 (3-0)

Document List

- 1. Minutes from May 19, 2014
- 2. Motor Vehicle Monthly List May 2014 for Levy Year 2014
- 3. Real Estate/Personal Property Monthly list for May 2014 for Fiscal Year 2014
- 4. 2007 Motor Vehicle Monthly list for May 2014 for Levy Year 2007
- 5. Real Estate/Personal Property Monthly List for May 2014 for FY's 1989-1998
- 6. Payment Voucher- Bakers Office Supply \$61.56
- 7. Tax Maps
- 8. Special Feature/Yard Items Reports (Ashfield and Buckland)
- 9. Selby Forest Management Plan
- 10. Selby Chapter 61 Application
- 11. Email from Town Counsel regarding Minutes/Public Disclosure/Abatements
- 12. Email from Samuel Konieczny regarding property inspection
- 13. Email from DOR- Ryan Johnson regarding property visits