

Assessors Meeting Minutes September 8, 2015

Meeting was held on Monday September 8, 2015 and called to order at 6:00 p.m. by Sandy Lilly
Present: Sandy Lilly (SL), Donna Sarro (DS), Amy Shapiro (AS), Jennifer Morse (JM)
Appointments: Robin Sherman

Appointments

Robin Sherman, Executive Director of the Franklin County Regional Housing and Redevelopment Authority requested an appointment with the board to discuss the Ashfield House, LLC at 369 Main Street. Ms. Sherman announced that the Ashfield House had good news and broke even last year. Ms. Sherman noted that was mainly due to the refinancing of the property and improvements have been made to the property. Ms. Sherman explained that most if not all of the tenants utilize either state or federal subsidies and occupancy has improved. Ms. Sherman is concerned about the current value of the property and stated a new appraisal has not been done since the conditions are mainly the same as they were in FY2012.

SL explained the DOR requirement in November 2014 during the tri-annual review that the Board base the value of the Ashfield House on the income approach and not on a settled amount. SL continued that it is the right of the tax payer to challenge the values at the Appellate Tax Board which the Ashfield House has done for FY2015. SL stated that Mayflower would represent the Board of Assessors at the hearing and would not be utilizing town counsel. JM sent a copy of the email from Ryan John at the DOR to Ms. Sherman. Ms. Sherman was clearly upset that she was not told there would be no negotiating.

After Ms. Sherman left the meeting JM stated that she had spoken with town counsel Donna MacNicol and sent a letter to the Attorney Auskern requesting that all inquiries be sent to the board since Attorney MacNicol would not be representing Ashfield in this matter.

Minutes

A motion was made by DS and seconded by AS to accept the minutes of August 18, 2015.

VOTE: Unanimous 3-0 (Document 1)

Signatures – All documents signed by all board members unless otherwise noted

Motor Vehicle Monthly List - August 2015 Levy Year 2015 (Document 2)

Real Estate/Personal Property Monthly List – August 2015 Levy Year 2016 (Document 3)

Exemption Certificate # 16-01

Old Business

- Ashfield/Buckland Town Line - Letters to property owners were mailed on Thursday September 3, 2015 from the Buckland Office. JM has changed all but two of the property cards with the new data and expects to have the project complete and numbers ready for the next meeting.
- Pipeline Property Values - AS provided a list of parcels that will be affected by the proposed pipeline and JM created a document with the total acres and values. JM to email the document and total the values to tax dollars. AS stated that she will be attending a meeting hosted by Stan Rosenberg on Thursday and would like to have the data available for the meeting. Discussion ensued on how the proposed pipeline might affect the values.

New Business

- Certified Abutter's Lists - JM will draft a letter to the Planning Board requesting that they give the Board of Assessors advanced notice of one week before meetings for certified abutter's lists. The letter will be signed by the board at their next meeting.
- Letter from Stephen Kulik Office regarding the public records bill was ready by SL
- Property Card – Photo's for database: JM noted that approximately 90% of property cards do not have a photo. Each member of the board and JM will take photos to update the data base. JM will send a notice to the Ashfield News stating that members and the clerk will be about town taking photo's this fall.
- Mayflower – JM shared that Mayflower will be in working in the office for the next three weeks with a goal of having values set by the end of the month.
- Forest Management Plan and Chapter Application – Lenny Roberts: The Forest Management was reviewed and signed by SL. The 61 Application #5 was reviewed and signed by all board members.

Other

Chapter Land Applications- Signed by All Board Members unless otherwise noted

Application #5	Lenny Roberts	Chapter 61	Multiple Parcels
Application #6	Cranson	Chapter 61B	15.35 Acres Map 7 Lot 32
Application #7	Ashfield Community Golf Club	Chapter 61B	Multiple Parcels
Application #8	Lagoy	Chapter 61A	68.377 Acres Map 9 Lot 60
Application #9	Ragan New	Chapter 61B	13.187 Acres Map 11 Lot 45

A motion was made by SL and seconded by DS to adjourn the meeting at 7 p.m. **VOTE: Unanimous**

Next Meeting

September 21, 2015

Submitted:

Jennifer Morse -Assessors Clerk

September 9, 2015

Approved: 9/21/15 Vote: 2-0