

**BOARD OF ASSESSORS' MINUTES  
COMMUNITY ROOM – POLICE STATION**

**TUESDAY – OCTOBER 30, 2007**

**Assessors Present:** Chairman Jonathan L. Fein, Dennis Kennedy and Kevin Lonergan  
**Also Present:** Assistant Assessor Robert P. Leclair, Secretary Carolyn R. Reed

Chairman Fein called the meeting to order at about 8:30 a.m.

**Acceptance of Minutes**

Minutes of the October 17, 2007 meeting were accepted as presented.

**Old Business**

- Board member Lonergan asked about the MAAO membership card. The MAAO is trying something new to credit attendance at MAAO sponsored courses and training with the membership card. A card has been requested for Board member Lonergan.
- Board members held a discussion about the October 1, 2007 letter from Dave Martel regarding exempt status of Jewish Nursing Home. Town Counsel has not rendered a decision, however is leaning toward maintaining exempt status.
- The suggestion of adding “owner of record” as a single line on the tax bill to comply with the law while having the “owner in possession” in the mailing address information portion has been reviewed with the finance director and collector. Currently the IT director is trying to determine if programming changes are needed with the billing software to complete the update. Bob placed a follow-up call to taxpayer Stebbins and advised her that the town is working to alleviate the problem that resulted in her not getting a tax bill timely.

**Appellate Tax Board (ATB) /FY2007**

- Town Counsel scheduled a meeting for Tuesday, November 6, 2007 to discuss the upcoming ATB cases in preparation for the November 14 and 15, 2007 court dates.

**Misc. / New Business**

- The Board was informed that Ann Hubbard is using all her accrued vacation time prior to her January 4, 2008 retirement date as this was the agreement made with the Finance Director. Her last day in the office will be Friday, November 9, 2007.
- New owners for sales through September 2007 have been updated in VISION. Bob reviewed this information and compared the MLS with our data.
- Board members reviewed a list from the collector with vacant lots that the town has recently taken in tax title. These lots will be changed to the state code (900) for exempt properties from the taxable codes of 130, 131 or 132.
- Board members were informed that a Special Town Meeting is scheduled for November 27, 2007.
- The Board will need to provide their recommendation for the tax rate (split vs. single rate) at the December 3, 2007 Select Board meeting. Historically, residential property owners realize very little reduction in their taxes with a split tax rate due to the fact that about 96% of all property value is in the residential classification.

**Adjournment**

- The meeting was adjourned at approximately 9:10 a.m.

**Next Meeting:**

- The next meeting is scheduled for Tuesday, November 27, 2007.

Respectfully Submitted,

A handwritten signature in black ink that reads "Robert P. Leclair". The signature is written in a cursive style with a large, prominent initial "R".

Robert P. Leclair, CMA, RMA, MAA  
Assistant Assessor