

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

**WEDNESDAY, NOVEMBER 28, 2007**

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

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

**Acceptance of Minutes**

Minutes of the October 30, 2007 meeting were accepted as presented.

**Old Business**

- Town Counsel provided additional information to the Board on the review of the exempt status of the Jewish Nursing Home. Typically, when there has been a significant Medicaid population at the facility and it is run by a non-profit organization (as is the case with the Jewish Nursing Home), the property is exempt. Town Counsel cited examples from the cities of Newton, Leominster and Springfield in support of this categorization. However, there are currently no ATB decisions that specifically address the situation. Dave Martel's recommendation is to send a communication to the Jewish Nursing Home asking for additional information regarding their application process, due to the fact that they request financial information of the applicant. Town Counsel believes that we should have this information on record in our files. Dave Martel will draft a communication and send to the Board for review. Board member Fein requested a review of all tax exempt properties in town. Bob will forward a list of all exempt properties to Dave Martel and he will complete a review and get back to the Board with his findings.
- Several pending ATB cases from FY2006 & FY2007 were settled and/or withdrawn as a result of the meeting on November 6, 2007 with Chairman Fein, Dave Martel, Robert Leclair, Dave Arnold, Attorneys Elliot & Robin.

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

- Remaining FY2007 cases were heard in Springfield on Thursday, November 15, 2007 with the exception of 942 Longmeadow Street which was postponed waiting for receipt of documents from New England Telephone.

**Misc. / New Business**

- The LA-4, LA-13 and LA-15 Recap documents were distributed and reviewed with Board members. These documents were signed and mailed to the Department of Revenue on November 16, 2007.
- Select Board Classification Hearing is scheduled for Monday, December 3, 2007. The Select Board has requested recommendation on the FY2008 tax rate from the Board of Assessors'. Board members reviewed the material to be presented at the meeting and held a discussion regarding the impact of a single versus split tax rate. The Board of Assessors' supports a single tax rate for the town estimated to be \$16.96.

- A draft of the CPA brochure for FY2008 was reviewed by the Board. The brochure will be finalized once the tax rate has been submitted to the state and certified.

**Adjournment**

- The meeting was adjourned at approximately 9:40 a.m.

**Next Meeting**

- The next meeting is scheduled for Tuesday, January 15, 2008.

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