

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

**WEDNESDAY, FEBRUARY 6, 2008**

**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 November 28, 2007 meeting were accepted as presented. Please note that the meeting scheduled for January 15, 2008 was rescheduled to today.

**Old Business**

- The Board reviewed a letter drafted by Dave Martel to the Jewish Nursing Home as additional follow-up to Jewish Nursing Home's exempt status. Board members held a discussion to decide if the additional communicated is needed at this time. The Jewish Nursing Home has already provided the necessary paperwork as requested. A motion was made by Chairman Jonathan Fein that this letter should *not* be sent to the Jewish Nursing Home, because they have already provided documentation regarding their exempt status to satisfy the Board. A vote was taken - Kennedy-agreed; Lonergan-agreed. By way of Board vote, the communication will not be sent to the Jewish Nursing Home.
- Dave Martel is currently reviewing the complete list of exempt properties in town. Bob will follow-up with Town Counsel and send him additional information as requested or necessary to complete his review.
- The Classification Hearing was held with the Select Board on December 3, 2007 and a single tax rate of \$16.96 was approved. Single family property assessments did not change. Property assessments for condos (code 102) were adjusted higher by 2.67% as a result of qualified sales in 2006 & 2007. (Converse Street condominium assessments remained the same, however the Glenmeadow condominium assessments increased by 3.7%.)

**Appellant Tax Board Cases (ATB) / FY2007**

- The results of the 4 ATB cases were reviewed:
  - 2 Decisions for the Town:
    - 23 Hawthorn Street
    - 26 Hawthorn Street
  - 1 Decision for the Homeowner:
    - 60 Village Drive
  - 1 Case was Postponed:
    - 452 Longmeadow Street – N.E. Telephone

**Misc./New Business**

- Taxpayer Jim Simon submitted an application to the Community Preservation Committee regarding funding assistance to the elderly for property maintenance. He requested input from the Board of Assessors for administration of his proposal and

wanted to attend an upcoming Board meeting to speak with the Assessors. (Copies of his application were mailed to the Board in January for their review.) Mr. Simon was advised of the BOA meeting date; however was unable to attend. The Board reviewed his proposal and felt that this is not something that would be administered by the Assessors Office. Bob met with Mr. Simon prior to the assessor's meeting.

- Board member Lonergan attended a public forum in January regarding the abatement process as the representative for the Board of Assessors. He answered questions from taxpayers regarding the real & personal property abatement process. This forum was sponsored by the Select Board.
- Copies of the October/November 2007 & January 2008 issues of *City and Town* publication were distributed to Board members.
- The Bureau of Local Assessment (BLA) has scheduled Certification Preparation Meetings in preparation for the FY2009 certification review. The meeting is scheduled for February 27, 2008 in Springfield. A handout was distributed to Board members with the meeting information. Bob and Kevin are planning to attend the meeting as this is the year for Longmeadow's certification.
- RFP's for consulting services associated with the FY2009 triennial certification process for Real & Personal Property are being prepared. The RFP's include review of sales information, data check and work associated with DOR requirements.

### **Executive Session**

At about 9:00 a.m. the Assessors (Fein – yes, Kennedy – yes, Lonergan – yes) voted to go into executive session to discuss property abatements and personal exemptions and to return to public session to announce the results.

### **Personal Exemptions**

- Chapter 59 §5 Clause 18 Hardship (Infirmed, Elderly, Impoverished)
  - 3 Approved for the amount of \$500 each
- Chapter 59 §5 Clause 41A, deferral
  - 1 Approved

### **Property Abatements**

- We received 86 applications for real and personal property abatements. Approximately 25% of the applications received were for condos (tax code 102).
- The Board reviewed 11 abatement applications with the following decisions:
  - 4 Approved:
    - 369 Bliss Road
    - 1087 Longmeadow Street
    - 29 Revere Road
    - 52 Wellesley Drive
  - 7 Denials:
    - 108 Berwick Road
    - 20 Brittany Road
    - 53 Green Meadow Drive
    - 152 Hawthorn Street
    - 124 Tecumseh Drive
    - 341 Wolf Swamp Road

- 8 Woodside Drive
- The board decided to review condos as a group instead of individually. Board member Kennedy asked if some additional data could be compiled to assist in the decision making process. More specifically, a comparison of their assessment for FY2007 versus FY2008 and the value of various adjustments based on a percentage of assessments. Bob will provide some additional data to assist in the review of the condos for the next meeting.

**Adjournment**

- The meeting was adjourned at approximately 10:20 a.m.

**Next Meeting**

- The next meeting is scheduled for ~~Tuesday, March 4, 2008.~~ Wednesday, March 5, 2008.

Respectfully Submitted,



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