

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

MONDAY – FEBRUARY 26, 2007

Assessors Present: Chairman Jonathan L. Fein, Dennis Kennedy and Peter Graczykowski
Also Present: Assistant Assessor Robert P. Leclair

Assessors' Chairman Fein called the meeting to order at about 7:00 p.m.

Public Comment

Mr. David Nicoll of 29 Shady Side Drive addressed the Board regarding his current application for abatement. He supplied the Assessors with information that was not included with the original application. The Board indicated they will take the information into account in making their decision.

It was recommended that the public portion of the meeting be restricted to the first part of the meeting, as the discussion on personal exemptions and property abatements is done in executive session. It was also suggested that as a courtesy to the Board, they be informed in advance if a taxpayer would like to speak at the meeting and apprise the Board of the topic so that they can be prepared to address the issue.

Acceptance of Minutes

Minutes of the January 8, 2007 meeting were accepted as presented.

Correspondence, etc.

The January 2007 issue of *City and Town* was previously mailed to the members.

Old Business

Year Built - The Assessors discussed what procedure should be followed should there be a change to the actual year built that is listed on the property record cards. At the last meeting Betsy Port asked that the Assessors consider changing year built on certain homes that appeared to certain individuals to be incorrect. There are a number of homes that are listed as being built in 1919 that could be affected. A recent change to the zoning by-laws requires a review by a committee before changes can be made to properties with an actual year built that is prior to 1919...

The Board does not believe that the year built should be changed until “reasonable” evidence is presented that indicates that the actual age is different. In addition the Board feels that the present owner should be apprised of a possible change and what this could mean for future additions and/or renovations to the home.

Chapter 58 Section 8 - The Assessors received notice on February 21, 2007 of the Department of Revenue's decision to not allow consideration of a request to review an application for abatement that was supposedly filed, but never received by the Board. This was a fiscal 2006

application for abatement on 123 Wild Grove Lane. The DOR explained that even if there was a mix up and the application was timely filed, the applicant's remedy for the failure of the Board to timely act was to appeal to the appellate tax board.

Appellate Tax Board (ATB) – FY2005 & 2006

Town counsel Dave Martel called today about 780 Converse Street, which is a pending ATB case. The Assessors have asked that the applicant support their claim for a lower assessment. Dave has been in touch with their appraisers Mike Crowley and Julia Foley. Dave will send over some of their figures for the Board to review. He also asked if an appraiser from VISION could look over the data so that we can all judge the reasonableness of their appeal and decide if it is worth having a hearing to discuss the matter.

Bob left a message with his contact at VISION to ask how much they can do before the town incurs a cost. Bob will keep the Assessors apprised of the situation.

Misc. / New Business

- Assessor Resignation
 - In a letter received on February 15, 2007 Peter Graczykowski submitted his resignation to the Board due to certain perceived or potential conflicts of interest in his current job with the City of Springfield. Peter's resignation is effective as of March 1, 2007. The Assessors and Assistant Assessor expressed their gratitude to Peter for the time and effort he has contributed during his time on the Board and wished him well.
- Bob distributed a list of median ratios for January 2007 which shows the relationship between the assessed value and sale price.

Executive Session

At about 7:55 p.m. the Assessors (Fein – yes, Kennedy – yes, Graczykowski – yes) voted to go into executive session to discuss property abatements, personal exemptions and community preservation act abatements and to return to public session to announce the results.

Community Preservation Act (CPA)

Seven applications were reviewed and approved.

Personal Exemptions

- Chapter 59 §5 Clause 18 Hardship (Infirmed, Elderly, Impoverished),
 - 1 Approved
- Chapter 59 §5 Clause 22 (a-f) Veteran,
 - 86 Approved
- Chapter 59 §5 Clause 22E Veteran,
 - 9 Approved
- Chapter 59 §5 Clause 37 Blind,
 - 21 Approved,
- Chapter 59 §5 Clause 41A, deferral,
 - 1 application tabled until next meeting. Assessors believe the applicant may qualify for Clause 18. Bob will notify taxpayer.

- Chapter 59 §5 Clause 41C Senior (Limited assets and income.)
 - 7 Approved
 - 5 Denied

Property Abatements

Approved:

- 20 Brittany Road
- 788 Longmeadow Street
- 8 Woodside Drive

Adjournment

The meeting was adjourned around 8:50 p.m.

Next Meeting: Wednesday, March 14, at 7:00 p.m.
 Community Room of the Fire Station

Respectfully Submitted,

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