

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

MONDAY – FEBRUARY 27, 2005

Assessors Present: Chairman Jonathan L. Fein, Dennis Kennedy and Peter Graczykowski

Also Present: Assistant Assessor Robert P. Leclair

Absent:

Assessors' Chairman Fein called the meeting to order at about 5:00 p.m.

Acceptance of Minutes

Omitted at last meeting.

Correspondence, etc.

The Assessors received a letter dated February 23, 2006 from Joseph A. Occhiuti requesting additional information on the procedures of establishing property assessments. Mr. Occhiuti claims that while the information that was sent to him is informative, it does not answer a question he claims he has been trying to get answered since 2001 from the Assessors' Office.

Bob gave the Board a copy of the material that was sent to Mr. Occhiuti. This included

1. Taxpayer Revaluation Information from the Vision web site.
2. Taxpayer Revaluation Information, FAQ from the Vision Web site.
3. General Information about assessing from the Massachusetts Association of Assessing Officers (MAAO web site).
4. Courses offered by the MAAO from their web site.
5. Department of Revenue materials including
 - a. Informational Guideline Release (IGR) GUIDELINES FOR ANNUAL ASSESSMENT AND ALLOCATION OF TAX LEVY,
 - b. PROPERTY TYPE CLASSIFICATION CODES
 - c. Guidelines for Development of a Minimum Reassessment Program

The information provided also included links to other pertinent information that Mr. Occhiuti can avail himself of if he is so inclined. Neither the Board nor the assistant assessor are sure what Mr. Occhiuti is looking for but the Assessors suggested that another letter be sent to Mr. Occhiuti with copies to the Select Board and Town manager (as he has done).

Executive Session

The Assessors voted unanimously (Fein – yes, Kennedy – yes, Graczykowski – yes) to enter into executive session and return to open session to hear an applicant for a real estate abatement that is currently the subject of an Appellate Tax Board case.

Public Comment

The public comment session was limited to one taxpayer discussing a case before the Appellate Tax Board. This discussion took place in executive session.

ATB (Appellate Tax Board)FY2005 Cases

This was discussed by the Board in executive session with the owner of 170 Dwight Road. This is a fiscal 2005 case.

Personal Exemptions

- Two exemptions were denied by the Board under Chapter 59, Section 5, Clause 41C, the so called elderly exemption as both applicants exceeded the income threshold of \$13,000.
- Karen Michelman from the Counsel on Aging sent the Assessors information about cost of living adjustments for the elderly exemption. The Board unanimously voted to support any efforts by the COA Board to make changes that relax the guidelines for qualifying for an elderly exemption, or peg the exemption to a cost of living increase.

Misc.

FY2006 Property Abatements

The Assessors voted to go into executive session (Fein – yes, Kennedy – yes, Graczykowski – yes) to discuss the merit of property abatement applications and to return into open session to announce their decisions.

Applications Denied

None

Applications Granted

- 133 Ellington Street
- 57 Wheelmeadow Drive
- 161 Lawnwood Drive
- 70 Tennyson Drive
- 125 Northfield Road
- 20 Brittany Road
- 513 Williams Street
- 253 Bliss Road
- 33 Cooley Drive
- 148 Greenacre Avenue
- 149 Academy Drive
- 98 Hopkins Place
- 41 Warwick Street
- 1363 Longmeadow Street
- 97 Blueberry Hill Road
- 57 Fairfield Terrace

Adjournment

The meeting was adjourned around 6:30 p.m.

**Next Meeting: Tuesday, March 7, 2006 at 7:00 p.m.
 Community Room of the Fire Station**

Respectfully Submitted,

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