

BOARD OF ASSESSORS MINUTES
REMOTE PARTICIPATION MEETING

March 4, 2021

Assessors Present via Video-Conference: Lawrence Rubin, Carolyn Reed, Michael Zeller
Also Present via Video -Conference: Jessica Guerra, Principal Assessor
Marc Dulaimy, 51 Pinewood Hills
Lawrence Goldberg, 159 Redfern Drive
Halei Zhu, 124 Longfellow Drive

A motion was made to call the meeting to order at about 5:00 pm by Ms. Reed. The motion was seconded by Mr. Zeller. A roll call vote was taken on the motion Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – Yes.

Public Comment

- Halei Zhu of 124 Longfellow Drive spoke to her abatement application. She stated that her property was overvalued compared to nearby properties and was 17% higher. She said using a sales comparison approach her house was valued \$37,000 above market value. She also indicated that the year over year increase is higher than comparables. Finally, she indicated that she only had 3 fireplaces, not 4. Mr. Rubin informed Ms. Zhu that the Board would take this information under advisement when reviewing her application.
- Lawrence Goldberg of 159 Redfern Drive indicated he already submitted his application for 107 Albemarle Rd and 159 Redfern Drive. He asked if his house was valued the way it was because of the location and indicated a Board member mentioned that houses on side streets are assessed at more. Mr. Rubin informed Mr. Goldberg that the Board would review the information he submitted with his applications.

Minutes

- A motion was made to approve the Open and Executive Session meeting minutes from December 3, 2020 by Ms. Reed. The motion was seconded by Mr. Rubin. A roll call vote was taken on the motion; Mr. Rubin – yes; Ms. Reed – yes. Mr. Zeller was not present for the December 3rd meeting and abstained from voting.

Old Business

- Ms. Guerra proposed a change to the current Crumbling Foundation Policy. She recommended a change to the time constraint from the current maximum of two years to a maximum of 5 years and in addition, a requirement of the applicant to notify the Assessor's office within 30 days of repairs. Ms. Reed made a motion to adopt the changes Ms. Guerra proposed. Mr. Zeller seconded the motion. Mr. Zeller then indicated that he does not believe 5 years is enough time due to the costs associated with the repairs. Ms. Reed proposed that applicants could request an extension at the end of the 5 years with additional documentation. She also indicated that there is validity to being consistent with surrounding communities. Mr. Rubin stated that Massachusetts will hopefully catch up with Connecticut and provide some assistance to the residents. A roll call vote was taken on the motion; Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – yes.

New Business

- 8 of 58 Application was tabled for the next meeting;
- Ms. Guerra presented the Board with a Collector's Schedule of Uncollected Excise Tax for Levy Year 2020, Bill #3342, James Harvey Dreikorn – Deceased, \$8.75. The Board took a vote on the matter; Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – yes.

Executive Session

- At approximately 5:21 p.m. a motion was made by Ms. Reed to go into executive session in accordance with MGL Chapter 30A, Section 21(a)(6) to discuss pending Appellate Tax Board Cases (value of real property) and Real and Personal Property Abatements, discussion of which in open meeting may have a detrimental effect on the negotiating position of the Town. The motion was seconded by Mr. Zeller. A roll call vote was taken on the motion Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – yes.

Open Session

- The Board returned to open session at 6:17 p.m. to discuss the results of the real estate abatement applications.

Real Estate Applications Denied,

61 Longfellow Drive
165 Converse Street #12
165 Converse Street #5
114 Barrington Road
28 Russell Road
226 Pinewood Drive

Real Estate Applications Abated,

5 Durham Road
51 Pinewood Hills
159 Redfern Drive
107 Albemarle Road
128 King Philip Drive

Real Estate Applications Tabled,

165 Converse Street #6
165 Converse Street #12
326 Williams Street

Personal Property Applications Tabled,

Dr. Gary Rappaport – 167 Dwight Rd, Suite 202

Next Meeting

- Thursday, March 25, 2021 at 5:00 pm via Zoom.

Adjournment

A motion was made to adjourn the meeting at approximately 6:20 p.m. by Ms. Reed. The motion was seconded by Mr. Rubin. A roll call was taken on the motion Mr. Rubin – yes; Ms. Reed – yes, Mr. Zeller – yes.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jessica Guerra". The signature is written in a cursive style with a large initial "J" and "G".

Jessica Guerra
Principal Assessor