

**MINUTES OF THE BOARD OF ASSESSORS PUBLIC MEETING
TOWN OF CHARLEMONT**

February 14, 2011

The meeting was convened at 7:30p.m., with the following members present: Dave Cunningham, Sarah Reynolds and Simon Dean.

1. The Board reviewed the minutes of their 1/24/11 meeting. On a motion by Cunningham and seconded by Reynolds, the Board voted unanimously to accept the minutes as written. The Board requested that their Secretary make copies of the minutes for all Board members.
2. The Board reviewed and signed Motor Vehicle Recommitments 2010 #7A and 2011 #1A.
3. The Board reviewed and signed the list of real and personal property abatements for January, 2011.
4. The Board reviewed and signed the list of motor vehicle abatements for January, 2011.
5. The Board reviewed their bill schedules. On a motion by Cunningham and seconded by Reynolds, the Board voted unanimously to approve the invoices for Bishop & Associates, Acme Bookbinding and the Registry of Deeds.
6. The Board signed an amended lien for Chapter 61 property on Maxwell Road, which had the wrong parcel number on the filed lien.
7. The Board reviewed and signed 4 motor vehicle exemption certificates; 3 for a school and one for a Disabled American Veteran.
8. The Board discussed their recent property visits. The property at 132 Main was discussed. The property owner thought that he was being taxed as a two family, but upon checking, it was determined that the property is coded and taxed as a single family. After some discussion as to some room changes, on a motion by Reynolds and seconded by Cunningham, the Board voted unanimously to change the condition of the property from fair to poor. The property at 24 Mountain Branch Road was discussed, it was determined that the bedroom count was off by one and that it was currently being assessed for one story less than it should be. The Board determined that the condition was to be left as Good. The Secretary will make the changes in the computer.
9. The Board reviewed a request for reassessment of property at 129 Main Street; the Secretary will call the owner to schedule a visit.
10. The Board discussed a proposed subdivision at Berkshire East and it was determined that it would not be a conflict for Reynolds to ask the owners if the subdivision was ever completed.
11. The Board discussed some items that could be included in their 2010 Town Report.
12. The Board reviewed their building report and deeds for January, 2011.
13. The Secretary explained that she was asked of the Executive Secretary whether the Board of Assessors found out if they have the authority to hire their consultant or whether it was the Board of Selectmen. None of the Board members recalled being asked to research it, but it was the Board's understanding that they had the authority to hire their consultant. Reynolds submitted a copy of a case from Ashfield where when it was believed that the Assessors were not conducting their job properly, it was brought to the attention of the Board of Selectmen who then required remedial action of the Board. The Board of Assessors stated that they were not told by the Board of Selectmen that they did not have authority to hire their consultant, and in the past the Board of Assessors has always been the one to hire.
14. The Board directed their Secretary to contact Duane Adams to find out why he didn't appear for his meeting this evening, to notify him of the additional insurance required by the Town, and to address some of the Board's questions on the contract.

15. The Board discussed where they stand in the state required parcel count and asked their Secretary for a count of how many properties have been visited to date.
16. The Board asked their Secretary to determine if there was ever a building permit for a large 2-story barn/garage on Route 8A, which is now 75% complete.
17. The Board directed their Secretary to correct the measurements of two outbuildings regarding a property on Mountain Road (Reynolds recused herself from the discussion) and to check on valuing the property as backland, as the property is un-buildable, did not pass perc and must be accessed through another property due to a stream running through it.
18. At 8:30 p.m., on a motion by Cunningham and seconded by Reynolds, the Board voted unanimously to enter into Executive Session, with the intent of not returning to open meeting, in order to deliberate on pending abatement and exemption applications.

Roll Call:

Voting yes: Cunningham, Reynolds, Dean

Voting no: None

Motion passes unanimously.

Respectfully Submitted,

Carlene Millett,
Assessor's Secretary

List of Documents Viewed in Public Meeting of February 14, 2011*

1. Motor Vehicle Commitments 2010 #7A and 2011 #1A
2. Monthly list of real and personal property abatements for January, 2011
3. Monthly list of motor vehicle abatements for January, 2011
4. Bill Schedule for Bishop & Associates, Acme Bookbinding and Registry of Deeds.
5. Amended lien for Chapter 61 property on Lagrassa Maxwell Road property.
6. Abatement Certificates #1321-#1324
7. Request for reassessment of property at 129 Main Street (Rachel Porter), dated 1/24/2011.
8. Memo from Board of Selectmen, dated 2/1/2011, regarding Town Reports
9. January, 2011 deeds.
10. January, 2011 building report.

*Documents not attached to minutes are stored in their respective file in the Assessor's office.