

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

January 9, 2012

Members Present:

Simon Dean, Chair
Sarah Reynolds
Jacqueline Cashin

The meeting was convened at 7:33 p.m.

1. The Board reviewed the minutes from their 12/12/11 meeting. On a motion by Reynolds and seconded by Cashin, the minutes were approved as amended.
2. The Board reviewed and signed the Fiscal Year 2012 real and personal property commitment.
3. The Board reviewed and signed the 2011 motor vehicle commitment #6B.
4. The Board reviewed their monthly list of abatements for December, 2011.
5. The Board reviewed and signed a Chapter 61 land lien for the Clark property on Warner Hill Rd.
6. The Board reviewed and signed the Fiscal Year 2011 Form 126A Farm Plate Exemptions.
7. The Board reviewed and signed records of abatement and exemption sheets for Fiscal Year 2011.
8. The Board reviewed and responded to a questionnaire about a split tax rate, received from the Greenfield Assessor's Office.
9. The Board reviewed and discussed their Fiscal Year 2013 budget, deciding on an over 4% reduction.
10. The Board reviewed a letter received from the Governor's Office regarding the MassGIS project.
11. The Board reviewed the Fiscal Year 2012 owner unknown property bills.
12. Douglas Dean came in to discuss the value of his property. Assessor Simon Dean recused himself from the discussion, as he is Douglas' brother. Dean stated that he was very upset as there were several discrepancies on his sugar house property. Dean pointed out that the roofing, story height, dimensions and uses listed were not correct and submitted a drawing of the correct dimensions of the Sugar House. The Board gave Dean an abatement application to fill out.
13. Eric and Tina Dean had also come in to discuss the value of their property. Assessor Simon Dean recused himself from the discussion as he is Eric's brother, and Sarah Reynolds recused herself as she works for Eric. The Dean's stated that they were upset with the fact that Simon Dean, a family member had accompanied the consultant with the inspection of their property and felt it was unfairly assessed because of it. Millett explained that she, Duane, their Consultant and Simon had all attended the property inspection, and assured the Dean's that while Simon did assist with the measuring, the measurements were taken down and given to her by Duane. Millett further explained that when they got to the Dean's they realized that the property dimensions that they had on their records were incorrect and were actually showing as much less than the actual dimensions, which did bring the value up. The Dean's also pointed out some inconsistencies on their property which needed to be corrected. The Board agreed that family members would no longer be present on inspections and gave the Deans an abatement application to fill out.
14. Erwin Reynolds, Sr. came in to question why his property value went from 50% good to 71% good this year, as no work had been done to it and the value should not increase. Assessor Sarah recused herself from this discussion, as Erwin is her father. The Board checked the record card and did confirm that it should not have gone from 50% good to 71%. Millett stated that she would check the computer and see why this may have happened. The Board gave Reynolds an abatement application as well.
15. The Board discussed the MassGIS project, as presented to them by Franco of Cartographic Associates. Millett gave the Board a copy of the letter submitted to them by Franco, and explained that he did actually state in his letter that the MassGIS project would not correct discrepancies in their maps, and that in order to correct this, the additional work would need to be done by Cartographic. After further discussion, the Board

directed Millett to write a letter to him stating that they do expect a more timely response to their questions in the future. The Board also noted that they want to research other mapping companies.

16. At 9:32 p.m., on a motion by Reynolds and seconded by Cashin, the Board voted unanimously to adjourn their meeting.

At 9:32 p.m., on a motion by Reynolds and seconded by Dean, the Board voted unanimously to enter into Executive Session, with the intent of not returning to open meeting afterwards, in order to deliberate on pending abatement and/or exemption applications.

Roll Call:

Voting yes: Dean, Reynolds, Cashin

Voting no: None

Motion passes unanimously.

Respectfully Submitted,

Carlene Millett,
Assessor's Secretary

List of Documents Viewed in Public Meeting of January 9, 2012*

1. Minutes from the meeting of 12/12/11.
2. Fiscal Year 2012 real and personal property commitment
3. 2011 motor vehicle commitment #6B
4. Monthly list of abetments for December, 2011
5. Chapter 61 land lien for Clark property on Warner Hill Road.
6. Fiscal Year 2011 Form 126A farm plate exemption applications
7. Questionnaire from Greenfield Assessors
8. Fiscal Year 2013 budget request
9. Letter from Governor's Office regarding the MassGIS project
10. Letter from Franco Rossi, Cartographic Associates regarding MassGIS project and additional proposed work, dated 7/20/2011
11. Drawing of dimensions of Douglas Dean's sugar house property at 1605 Route 2.
12. Fiscal Year 2012 Owner Unknown property tax bills

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