

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

October 27, 2014

Members Present: Jacqueline Cashin; Chair, Sarah Reynolds, Karen LaClair.

The meeting was convened at 7:00 p.m.

1. The Board reviewed the minutes from their meeting of 9/22/14. On a motion by Cashin and seconded by Reynolds, the Board voted unanimously to approve the minutes as written.
2. The Board reviewed and signed the monthly list of abatements for August-October, 2014.
3. The Board discussed the Floyd Sherman properties. In their meeting with the Selectmen and Dohn Sherman, the Board had advised Mr. Sherman that the properties had been previously reduced substantially as a result of the condition. He was also informed that any further abatements would need to be substantiated or the DOR would challenge it. It was also noted that much of the condition of the property was due to cars, debris and a lack of upkeep and those would not be a reason for an abatement. Mr. Sherman had agreed to contact Millett to look into seeking an opinion from either Conservation Commission or Board of Health regarding wetlands on the property. Millett noted that Dohn had never contacted her. Per the information received from their Municipal Finance Law Bureau regarding this, the Board must receive a valid abatement application before they can act on a property abatement, and the applicant must be an owner, executor or personal representative of the property. The Board was further advised by the MFLB that they should have done a taking on the properties for the several years of taxes owed on them. The Board reviewed and signed a letter notifying Mr. Sherman that he must first file in Probate Court for legal authority to act on his father's property before the Board can consider an abatement; he was also encouraged to bring the taxes current. The Board of Selectmen and Tax Collector will be copied on the letter.
4. Invoices for Mayflower Valuation and reimbursement for training expenses were reviewed.
5. The Board reviewed the deeds and building construction for September, 2014.
6. The MCI appeal and request for documents and interrogatories was discussed. It was noted that the requests also went to the Commissioner of Revenue and since the Assessors obtained the values from the Commissioner, there was nothing additional they could provide and no need to respond. Other towns involved were doing the same.
7. Millett noted that she had consulted the Municipal Law Finance Bureau about the Scott/Seavey property debate and was informed that it was not the Assessors job to decide ownership; they must assess based on the deed filed in the Registry of Deeds. A Land Court filing would be needed to decide ownership. Ms. Scott and her lawyer felt this could be settled out of court and stated they would be working on this.
8. The issue of the Charlemont Fairgrounds address was discussed. After consulting with the E-911 Coordinator and the Fire Chief, the property was assigned an address of 60 Park Street.
9. The Board discussed the warrant article for a new computer. It was noted that the Select Board voted that the funds could be taken out of the Electronics Contingency Fund and would not need to be a warrant article.
10. It was noted that the deadline for the 38D return of information request to the owners of 40 Cherrie Pierson Road had past. They signed the certificate of mailing card but had not returned of the information requested. Reynolds noted that she had found the property on Google Earth, which had a measuring tool that could be used for the residence. After discussion, on a motion by Reynolds and seconded by LaClair, the Board voted unanimously to make their best determination on the property and increase the assessment accordingly.
11. It was discussed that a property owner had not yet submitted their Chapter 61A applications for Fiscals Years 2015 and 2016. Reynolds stated that the wife was very ill and agreed to contact them regarding this.
12. Millett informed the Board that the LA-3, LA-4, LA-15 and LA-13 reports for Gateway and were ready for submittal with the Board's approval. On a motion by Cashin and seconded by Reynolds, the Board voted unanimously to have their Secretary submit the tax forms on their behalf.
13. The Board discussed the tax rate hearing. After discussion, the Board directed their Secretary to notify the Board of Selectmen that they could think about setting the hearing date for November 17th or later.
14. The Board reviewed their mail and the October, 2014 issue of the Beacon.
15. At 7:26 p.m., on a motion by Reynolds and seconded by LaClair, the Board voted unanimously to adjourn their meeting.

At 7:26 p.m., on a motion by Cashin and seconded by Reynolds, the Board voted unanimously to enter into Executive Session with the intent to not return to open meeting afterwards, in order to deliberate on pending abatement and/or exemption applications.

Roll Call:

Voting yes: Cashin, Reynolds, LaClair

Voting no: None

Motion passed unanimously.

Respectfully Submitted,
Carlene Millett,
Assessor's Secretary

List of Documents Viewed in Public Meeting of October 27, 2014*

1. Minutes from Assessors meeting of 9/22/14.
2. Monthly list of abatements for August-October, 2014.
3. Invoices for Mayflower Valuation, dated 9/21/14
4. Request for reimbursement for training expenses, dated 9/26/14
5. Deeds for September, 2014.
6. Building construction for September, 2014.
7. First Sets of Interrogatories and First Request for Production of Documents received by MCI, dated 9/18/14.
8. Email from Fire Chief approving 60 Park Street as fairgrounds address, dated 9/24/14.
9. Email from Selectmen directing Assessors to use contingency fund to purchase computer, dated 10/21/14.
10. 38D return request send to Demusz's, of 40 Cherry Pierson Road, dated 8/25/14.
11. LA-3, LA-4, LA-15 and LA-13 tax reports.
12. October, 2014 issue of The Beacon.

***Documents are stored in their respective files in the Assessor's office.**