

**CHARLEMONT BOARD OF ASSESSORS
JUNE 5, 2017 MEETING MINUTES**

Members Present:

Karen LaClair, Chair, Jacqueline Cashin, Anthony Ostroski.

Others Present:

Barbara Harris

Call to Order

Chair Karen LaClair called the meeting to order at 7:00 p.m.

Appointment: Barbara Harris, 73 East Harmony Road

Because Ms. Harris attended the meeting to discuss a property tax exemption and would be providing financial information, the Board explained they would need to convene in Executive Session.

Adjournment and Enter Executive Session At 7:01 p.m., on a motion by LaClair and seconded by Ostroski, the Board voted unanimously to enter into Executive Session pursuant to General Laws Chapter 59, Section 60, in order to deliberate on pending abatement and/or exemption applications, with the intent to return to open meeting afterwards. **Roll Call Vote:** Voting yes: LaClair, Cashin, Ostroski. Motion passed unanimously.

Return to Open Meeting

At 8:12 p.m., on a motion by LaClair and seconded by Ostroski, the Board voted unanimously to leave executive session and return to open meeting. **Roll Call Vote:** Voting yes: LaClair, Cashin, Ostroski. Motion passed unanimously.

#1: Approval of Minutes

The Board reviewed the minutes from their meeting of 5/1/2017. On a motion by LaClair and seconded by Ostroski, the Board voted unanimously to approve the minutes as written.

#2: Board Action/Signatures

The Board reviewed and signed/approved the following (LaClair motioned, Ostroski seconded):

1. Warrant for 2017 motor vehicle excise commitment #3
2. Monthly abatements of real and personal property taxes for May and June, 2017
3. Invoice from Mayflower Valuation, LTD.
4. Board response letter to New England Investment Holding Corp. The letter acknowledged receipt of President Earl Bowen's letter providing information on the new lessee of the gravel operation and notifies him that the lessee will be sent personal property bills for FY 2017 on, and that NEIHC is still responsible for Fiscal Years 2015 and 2016. All three years are still outstanding.

3: Board Discussion

1. CAMA conversion and contract with Tyler Technologies. The Board reviewed a letter from MassIT, stating that contract negotiations with CAMA vendor Tyler Technologies were completed and they will be sending out contracts to municipalities within the next few weeks. Since contracts would need to be signed by the Select Board, Hayden made an appointment for them to meet with the Select Board for Monday, June 19th at 7:30. Contracts are due back to MassIT by July 31st.
2. Scott-Seavey property assessment issue. Hayden explained that Ms. Seavey agreed that she did not own Ms. Scott's parcel and stated that she will work on resolving the deed issue with her attorney. In the meantime, the Board felt they could rely on Molly's filed survey of her parcel, which both parties were in agreement of, and could re-assess the parcel to Scott and make a note in the record card referencing the filed plan for record of ownership.

3. John Atwater property valuation questions. John Atwater was questioning the value of several of his outbuildings in relation to those of others in town. He disagreed in particular with the assessment of a barn he felt was similar to his yet valued at much less. Hayden noted she gave this to Sam, of Mayflower to review. Sam had visited the barn recently and agreed with the current assessment. Since Atwater still disagreed, Hayden asked if the Board would like to visit the barn to make a determination on the assessment. After discussion, the Board agreed they were not interested in revisiting the property and noted that they hired Mayflower for this purpose and trusted Sam's opinion of the value. It was also noted that they could not entertain visits for reassessment of every building Mr. Atwater disagreed with the value on.
4. Kate Hobbs view obstruction question. Ms. Hobbs was questioning the view influence on her property, and felt she should be due a reduction because her neighbors had posted large, brightly colored No Trespassing signs along the border of their property, obstructing her view. Sam had inspected it and said he could see 3-4 mountaintop ranges from the residence and did not feel the view was obstructed, so Ms. Hobbs asked if the Board would visit and give their opinion. The Board discussed the fact that the signs were temporary in nature, did not interfere with the geographical nature of the property and that trespassing signs were becoming a common occurrence out of necessity for protection of from liability. Therefore, the Board did not feel a reduction in value was warranted.

#4: Report on FCAA Annual Meeting

LaClair reported that her and Hayden had attended the annual meeting and dinner and noted that one of the topics covered was the new Records Retention Schedule, which lists the type of document and retention period for each. Permission to destroy these records needs to be received by the Secretary of State's office.

#5: Review Mail/Correspondence

The Board reviewed the following correspondence:

1. Deeds for April and May, 2017.
2. Building construction for April, 2017.

#6: Board Reorganization

The Board discussed the fact that they typically elect a new Chair each year, and that Ostroski had not yet served. On motion by LaClair and seconded by Cashin, the Board voted unanimously to nominate Tony Ostroski as Chair of the Board. Ostroski accepted the nomination.

Adjournment

At 9:27 P.M., on a motion by Cashin and seconded by Ostroski, the Board voted unanimously to adjourn the meeting.

The next meeting of the Board will be Monday, July 17th, due to vacations.

Respectfully Submitted,

Carlene Hayden,
Assessor's Secretary

Documents Viewed in Meeting of June 5, 2017*

1. Minutes from Assessor's meeting of 5/1/2017
2. Warrant for 2017 motor vehicle excise commitment #3
3. Monthly abatements of real and personal property taxes for May and June, 2017
4. Invoice from Mayflower Valuation, LTD, dated 5/19/17
5. Board response letter to New England Investment Holding Corp., dated June 6, 2017
6. Email from MassIT regarding contract with Tyler Technologies, dated 5/22/17
7. Scott/Seavey property issue file
8. Atwater and Mitchell property cards.
9. Deeds for April and May, 2017.
10. Building construction for April, 2017.

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