

**CHARLEMONT BOARD OF ASSESSORS  
FEBRUARY 2, 2026 MEETING MINUTES  
CHARLEMONT ASSESSOR'S OFFICE**

**Members Present/ Participating:**

Karen Rau: Chair, Anthony Ostroski, Andrea Santos

Call to Order

Rau called the meeting to order at 6:36 p.m.

Approval/ of Minutes

The Board reviewed the minutes from their 1/12/2025 meeting. On a motion by Rau and seconded by Ostroski, the minutes were unanimously approved, as written.

#1: Board Approval/Signatures

After review, on a motion by Rau and seconded by Ostroski, the Board voted unanimously to approve/sign the following:

1. Warrant to Collector and Notice of Commitment for 2025 motor vehicle excise commitment #7 and 2026 commitment #1
2. Fiscal Year 2027 Tax Map Maintenance Proposal; it was noted there is a \$300. increase to this
3. Monthly list of real and personal property tax abatements for January, 2026
4. Monthly list of motor vehicle excise tax abatements for January, 2026

#2: Board Discussion

1. Request for Town to cover the cost of a Chapter 61 amended lien recording fee. Hayden stated that in a recent phone call with a forester, she was asked if the Town would pay the cost of an amended Chapter 61 land lien. She explained that when she had sent the East Oxbow Road Town Highway Layout plan to their tax mappers, they informed her that it increased landowner Stephanie Gelfan's acreage by 3+ acres, thereby requiring the recording of an amended land lien. Being that the amendment was not due to any action of Gelfan's and would not be otherwise required, the forester wondered if the Town would cover the cost of the recording fee. It was discussed that this has not been done before and we don't have a budget line for it, landowners are responsible for recording fees, and they are getting the Chapter 61 value reduction. The Board all agreeing, on a motion by Rau and seconded by Ostroski, the Board voted unanimously to decline paying the cost of the lien recording fee. Hayden will follow up with the forester and/or Gelfan to let them know.

Adjournment

At 7:04 p.m. on a motion by Rau and seconded by Ostroski, the Board voted unanimously to adjourn their meeting and enter into Executive Session for purpose #7 (to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements); to deliberate on pending abatement and/or exemption applications, which pursuant to G.L. Chapter 59, Section 60 are not open to public inspection, and to not reconvene in open session afterwards. Roll Call vote: Rau-Yes, Ostroski-Yes, Santos-Yes.

The next meeting will be Monday, March 2, 2026.

Respectfully Submitted,

Carlene Hayden,  
Assessor's Clerk

Documents Viewed in Meeting of 2/2/2026\*

1. Agenda for meeting of 2/2/2026
2. Minutes from the meeting of 1/12/2025
3. Warrant to Collector and Notice of Commitment for 2025 motor vehicle excise commitment #7 and 2026 commitment #1
4. Fiscal Year 2027 Tax Map Maintenance Proposal
5. Monthly list of real and personal property tax abatements for January, 2026
6. Monthly list of motor vehicle excise tax abatements for January, 2026
7. Plan of Proposed Town Highway Layout of a Portion of East Oxbow Road and Hawk Hill Road, recorded 9/8/2022 in Franklin County Registry of Deeds Plan Book 151, Page 50

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