

CHARLEMONT BOARD OF ASSESSORS
APRIL 6, 2026 MEETING MINUTES
CHARLEMONT ASSESSOR'S OFFICE

Members Present/ Participating:

Karen Rau: Chair, Anthony Ostroski, Andrea Santos

Others Present:

Thorne Palmer, Town Clerk

Call to Order

Rau called the meeting to order at 6:38 p.m.

Approval/ of Minutes

The Board reviewed the minutes from their 2/2/2026 meeting. On a motion by Rau and seconded by Ostroski, the minutes were unanimously approved, as written.

#1: Review & Sign Chapter 61 Land Tax Liens

Town Clerk Palmer attended to notarize the Board's signatures on (3) Chapter 61 land tax liens:

1. Blue Heron Farm, amended lien for Warner Hill Road No. 1
2. Douglas Mason & Nina Marshall, amended lien for Center Heath Road & Bassett Road Extension
3. Carl Mohr, release of lien for Cherry Pierson Road

The Board thanked Palmer for his time notarizing their signatures.

#2: Board Approval/Signatures

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

1. Fiscal Year 2026 Chapter 61 applications and notices of action
2. Bill schedules for CAI Technologies and Harcourt Bindery
3. Warrant to Collector and Notice of Commitment for 2025 motor vehicle excise commitment #8 and 2026 commitment #2
4. Warrant to Collector and Notice of Commitment for Fiscal Year 2026 revised assessments
5. Notices of Apportionment of FY2026 taxes: (1) Frank & Jennifer Mooney and Lea King, Trustee of the Lea King Trust and (2) Lawrence & Jean Bruffee and David Michael Kearney.
6. Monthly list of real and personal property tax abatements for February & March, 2026
7. Monthly list of motor vehicle excise tax abatements for January-March, 2026
8. The Board reviewed and approved the 2025 Assessor's Annual Report, as drafted.

#2: Board Discussion

1. Property tax abatement inspections. The Board Set date of April 24th for property inspections:
 - a. 4:00 p.m., Patricia Montalbano-149 Legate Hill Road
 - b. 4:30 p.m., Julee Clement-152 Legate Hill Road
 - c. 5:15 p.m., Joel Rice-426 Zoar Road

The Board will meet at the Assessor's office at 3:30 p.m. to get the property cards and tape measure. Hayden will confirm the date and times with the property owners.

2. Request for extension to Form 3ABC filing deadline. There were (2) filing extension requests:
 - a. Kestrel Land Trust, Inc, (Valey Land Fund, Inc.) extension until mid-summer
 - b. Academy at Charlemont, extension until June 1st

The extensions were requested due to the fact that financial audits were not yet complete. On a motion by Rau and seconded by Ostroski, the Board voted unanimously to allow the extensions.

The Board reviewed the deeds for January & February, 2026.

Adjournment

At 7:56 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, May 4, 2026.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 4/6/2026*

1. Agenda for meeting of 4/6/2026
2. Minutes from the meeting of 2/2/2026
3. Chapter 61 Land Tax Liens
4. Fiscal Year 2026 Chapter 61, 61A & 61B applications and notices of action
5. Bill schedules for CAI Technologies and Harcourt Bindery
6. Warrant to Collector and Notice of Commitment for 2025 motor vehicle excise commitment #8 and 2026 commitment #2
7. Warrant to Collector and Notice of Commitment for Fiscal Year 2026 revised assessments
8. Notices of Apportionment of FY 2026 taxes
9. Monthly list of real and personal property tax abatements for February & March, 2026
10. Monthly list of motor vehicle excise tax abatements for January-March, 2026
11. 2025 Assessor's Annual Report, including property values
12. Emailed requests for extension to Form 3ABC filing deadline:
 - a. Andrea Kelleher, Academy at Charlemont: 3/12/2026
 - b. Nicole Columbia, Kestrel Land Trust, Inc.: 4/2/2026

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