

**CHARLEMONT BOARD OF ASSESSORS
SEPTEMBER 12, 2022 MEETING MINUTES**

CHARLEMONT ASSESSOR'S OFFICE & CONFERENCE CALL

Members Present/ Participating:

Karen Rau; Chair, Jacqueline Cashin, Anthony Ostroski

Others Present:

Edward Childs

Call to Order

Rau called the meeting to order at 6:35 p.m.

#1: Walk-in Appointment; Edward Childs, Charlemont Land Company

Mr. Childs explained that he just received a letter which was dated March 9th from the DCR stating his Chapter 61 management plan was due for recertification and would have been due to the DCR by June 30th. In speaking with DCR, they indicated they would accept a late-filed management plan if it could be done quickly and if the Charlemont Assessors agreed, so he was hoping the Board could allow this. In the interest of time, the Board agreed to allow Mr. Childs an unscheduled appointment. Childs went on to explain that his forester, Steve Hardy also never received a letter from DCR, but since there are no major changes to the land management, agreed to produce the management plan in a timely manner. So in light of this, Childs is asking if the Board would accept a late-filed Chapter 61 application. After discussion as to staffing adjustments at the DCR and the caseload backlog caused by COVID-19, on a motion by Rau and seconded by Cashin, the Board unanimously agreed to allow Charlemont Land Company an extension until October 12, 2022 to file their Chapter 61 application and Forest Management Plan. Childs produced a document for the Board to sign indicating this, which the Board signed and provided him a copy of. Hayden will email this to Cori at DCR.

#2: Approval of Minutes

The Board reviewed the minutes from their 7/11/2022 & 8/1/2022 meetings. On a motion by Rau and seconded by Cashin, the Board voted unanimously to approve the minutes from 7/11/2022 as amended. On a motion by Rau and seconded by Ostroski, the Board voted unanimously to approve the minutes from 8/1/2022 as written.

#3: Board Signatures

The Board reviewed two invoices from Patriot Properties for ongoing interim year work. On a motion by Rau and seconded by Ostroski, the Board voted unanimously to approve the invoices.

#4: Board Action/Discussion

Charlemont-Rowe parcel acreage discrepancy. Hayden explained that she had received an email from Rowe Assessor Rick Williams regarding a discrepancy as to the acreages of a parcel on Maxwell Road which is located in Charlemont (Map 12, Parcel 64.2) and Rowe. He included his findings and copied their joint mappers, CAI. The discrepancy was due to the survey and MassGIS having different boundary lines between the Towns. After research and discussion, it was decided that CAI had made an error regarding the acreages of this property for both Charlemont and Rowe. Hayden noted that she had also questioned the acreage of this parcel and had included it in their last tax map updates. After research and discussion, Don Butson at CAI determined that some of the acreage on the Charlemont parcel was actually in Rowe and that as Hayden had suspected, there was a small piece of the property excluded from the total acreage. The parcels were adjusted for each Town, resulting in the acreage going from 3.28 acres to 3.0 acres rounded. Hayden noted that a bordering parcel (Map 12, Parcel 64.1) was also adjusted from 12.37 acres to 12.0 acres, calculated. The Board expressed concern that there were other parcels along the

same border that appeared to be affected, which could mean the difference between being able to build on their property or not. Hayden checked and determined that these parcels had been adjusted with their FY 2020 map updates and noted that she always sends letters to the landowners to notify them when a significant amount of acreage is affected. She presented a letter notifying the property owners for the Board to review. On a motion by Rau and seconded by Cashin, the Board voted unanimously to sign and send the letter.

Site visit of Deerfield #4 Dam. Hayden notified the Board of a site visit on September 22nd of the dam owned by Great River Hydro (GRH) with their consultant George Sansoucy in order to conduct their appraisal and separation study of the dam. GRH asked to be notified of who would be attending. Cashin and Hayden indicated they would attend the site visit.

Upcoming trainings and workshops. Hayden mentioned several upcoming workshops:

- a. Property Tax Relief for Homeowners webinar 9/13/22
- b. MAAO Clerk's Meeting-Summit View, Holyoke 9/28/22
- c. What's New in Municipal Law –Log Cabin, Holyoke 10/13/22

In-person only meetings. The Board would like to go back to in-person only meetings, given the difficulty with calling in to FreeConferenceCall.com from the Town phone and the fact that the music plays in the background constantly when no one calls in. Hayden said that the Select Board had previously recommended that Boards hold meetings via conference call or video as well as in person to allow those who were not comfortable meeting in person to attend. She will ask if they can go back to just in-person meetings.

At 7:15 p.m. on a motion by Rau and seconded by Ostroski, the Board voted unanimously to adjourn their meeting and enter into Executive Session pursuant to General Laws Chapter 59, Section 60, in order to deliberate on pending abatement and/or exemption applications and to not reconvene in open session afterwards. Roll Call vote: Rau-Yes, Cashin-Yes, Ostroski-Yes.

The next meeting will be Monday, October 3rd.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 9/12/2022*

1. Agenda for meeting of 9/12/2022
2. Letter regarding approval to allow Charlemont Land Company to file a late Chapter 61 application; 9/12/2022
3. Minutes from 7/11/2022 & 8/1/2022 meetings
4. Invoices from Patriot Properties:
 - a. #INV4308967: \$832.50, 7/30/2022
 - b. #INV4306671: \$3,330.00, 8/31/2022
5. Emails regarding parcel acreage discrepancy; 7/21/2022-8/3/2022 (filed in FY 2023 tax map updates folder).

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