

Sterling Board of Assessors
Room 109, Butterick Municipal Building, 1 Park St., Sterling MA 01564
Minutes of Meeting June 17, 2019

Present: Donlin Murray (Don), Chairman
Richard Sheppard (Dick), Clerk
Robert Cutler (Bob), Member
David Manzello (David) Regional Assessor
Debbie Dreyer (Debbie) Assistant to the Assessor
Ross Perry (Ross) / Town Administrator
Diane Peterson (Diane) RRG / Solar Specialist

Meeting Opened at 8:30am

Roll Call- Sheppard present, Cutler present, Murray present - along with David, Debbie, Ross & Diane

Approval of Agenda - MOTION: Dick made a motion to approve the agenda with correction of 151 Rowley Hill Rd as mailing address only, for Heywood Rd 43/1, 2nd by Bob, all in favor, aye.

Payroll, Payables, any abatements, warrants signed.

NEW BUSINESS:

Approve previous meeting's minutes -MOTION: Dick made a motion to approve the 5/8/2019 meeting minutes with correction, 2nd by Bob, all in favor aye.

Chapter Releases:

Heywood Rd – Rollback tax for 2.23 acres on Heywood Rd. 43/1 has been calculated. Planning Board needs to approve an ANR for this parcel, the parcel needs to be assigned a map & parcel with a new address assigned by the fire dept.

Protocol for Chapter Release – Chapter 61A release form needs to be signed off by three boards: Assessors, Planning & Conservation: then those recommendations are sent to the Selectmen for their consideration. The Board of Assessors voted 3-0 to recommend to the Selectmen that the town not purchase Map 43 Parcel 1, reason: only a 2 acre building lot.

Don recommends that we follow the new chapter release form & checklist, not to accept any applications for release unless it is complete. We're moving forward to make this process work smoothly.

New PILOT rate / Origis Energy – Diane, as RRG's solar specialist, joined us to share her advice on this issue. The developers came in & negotiated a pilot based on what they thought their megawatts would be – that really can't be determined until you're connected to the grid. The connection came late - we should have seen it a year ago. They signed an agreement in 2017 for \$11,800 a year based on what they thought their megawatts would be - turned out to be less, so in effect, they overpaid the first 2 payments. In some communities they don't have overlay to pay a refund for the difference, so it's recommended that the overage due them be adjusted in for the remaining duration of the contract. **MOTION:** The Board voted not to refund, but to adjust by the adjustment factor of 10.8 – \$11,000/yr. going forward for the remaining 18 years of the contract with MA Solar Storage 1, LLC. 2nd by Bob, all in favor, aye.

Lakeshore Dr. hydrant project - Initiated by the fire department about a year ago because of the difficulty accessing water for fighting a fire. They want to extend a water line down Lakeshore Drive for two hydrants. Lakeshore Drive is a private road – every property owner needs to sign a waiver of damages. This project will not impact the property values.

RRG Update: David is training two new people - Matt & Heather, to do building permit inspections.

Future agenda items: Chapter Releases

Next mtg: 7/15/2019 @ 8:30am. Dick made a motion to adjourn the meeting @10:20am, 2nd by Bob, all in favor aye.

Reference: PILOT agreement & amendment for MA Solar Storage 1, LLC

*Respectfully submitted by
Debbie Dreyer, Assistant to the Assessor*