

Sterling Board of Assessors
Room 109, Butterick Municipal Building, 1 Park St., Sterling MA 01564
Minutes of Meeting December 19, 2016

Present: Donlin Murray (Don), Chairman
Robert Cutler (Bob), Vice Chairman
Richard Sheppard (Dick), Clerk
Rebecca Boucher (Becky), Associate Regional Assessor
Debbie Dreyer (Debbie) Assistant to the Assessor
Guest: Taxpayer Dave Grinkis
Meeting Opened at 7:31am

Roll Call & Approval of Agenda

Sheppard present, Cutler present, Murray present - along with Rebecca Boucher & Debbie Dreyer & guest David Grinkis

MOTION: Bob made a motion to accept the agenda, 2nd by Dick, all in favor, aye.

Any Payroll, Payables, abatements, warrants, liens were signed.

Taxpayer Dave Grinkis to discuss his Chapter land – Becky had suggested that Dave come to one of our meetings to discuss his options. Dave has been applying the same way every year, but things have changed over time & some of the acreage no longer complies. Possible alternate options are recreational/open space or forestry. It was suggested that he do something soon in order to have it in place for the next application period.

NEW BUSINESS

Review & approval of previous meeting's minutes

MOTIONS: Dick made a motion to accept the 11/21/16 meeting minutes, 2nd by Bob all in favor aye. We also have the executive minutes from 11/21/16 – Dick made a motion to accept them with the provision that the accompanying confidential documents not be released, 2nd by Bob, all in favor – aye.

Statutory Exemption list approved & signed

Contract Regional Assessor (RRG) Update

The billing file has been made and we're all set to close out the year.

Discuss ATB ruling / abatement – The ATB found in favor of the taxpayer; but meanwhile the taxpayer contacted us & wanted to withdraw their abatement. We need to go forward & issue the abatement since that is what was mandated by the ATB (court order).

Discuss 61B policy – The Board discussed changes to the existing policy & will review the revision next meeting.

Chapter land valuation – Discussion about the 2 acre prime lot. Everything in town must have a standard & in Sterling we have a 2 acre prime home lot. There may be exceptions, but people will have the burden to prove that they deserve one. We had one of those issues with the Hirst land. The landowner submitted documentation along with her Chapter application – it was reviewed by both Harald & Becky & it does look like her home lot is just 1 acre. Harald feels if we deny this & it goes to ATB, we'd lose.

MOTION: Dick made a motion to approve the Hirst application with a 1 acre house lot, 2nd by Bob all in favor aye.

Chapter review – We've had some feedback from the last set of letters we sent out as a reminder. There are 2 we still haven't heard back from, others have sent their applications but we still need more to complete them (financial, forestry plans). There are still a couple of liens that need signatures.

Next meeting: Monday, Jan 23 @ 7:30am / *Agenda for next mtg:* Budget, 61B policy, abatements
Dick made a motion to adjourn the meeting @8:52am, 2nd by Bob, all in favor aye.

Respectfully submitted by Debbie Dreyer
Assistant to the Assessor

Attachment: 61B policy