

Sterling Board of Assessors
Room 109, Butterick Municipal Building, 1 Park St., Sterling MA 01564
Minutes of Meeting January 23, 2017

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

Meeting Opened at 7:30am

Roll Call & Approval of Agenda

Sheppard present, Cutler present, Murray present - along with Becky & Debbie.

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

Any Payroll, Payables, abatements, warrants were signed.

NEW BUSINESS

Review & approval of previous meeting's minutes

MOTIONS: Dick made a motion to accept the 12/19/16 meeting minutes, 2nd by Bob all in favor aye.

Statutory Exemption list approved & signed

Review Budget - Don had been in earlier to go over the budget. Instead of asking for the extra money we talked about – we came to the conclusion that our budget can handle it & the commercial inspections are covered by RRG. Slight increase in the supplies for a file cabinet & the only other increase is for Harald's contract which is in it's third year.

Contract Regional Assessor (RRG) Update

Chapter review – We received a Forestry Plan for 35 acres for the French land on 36 Holden Rd. This helps the ratios on his other land. **MOTION:** Dick made a motion to approve the application with the Forestry Plan, 2nd by Bob, all in favor aye.

There's another property pending that we'll have to go out & look at to determine the best use for Chapter and then there are a couple more Chapter owners we have not heard back from yet.

Abatements (Supplemental bills) – There are 2 fire administrative abatements and 1 other to present. Property on 5 Malvern Hill Rd – in 2016 he paid \$609,000. Our assessment is \$625,400 – Becky did an inspection of the property & there were a few small corrections which brought the value down to \$584,800, resulting in an abatement of \$40,600 of assessed value.

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

The fire at 8 Clinton Rd was really bad, and there was an email from the building inspector saying the building at 15 Rowley Hill Rd has to be removed. You calculate the abatement based on the date of the fire against only the building value, prorated - not a full year's worth of abatement. Clinton Rd gets \$914.44 & 15 Rowley Hill Rd gets \$1,568.10. The abatement is calculated by the number of days remaining in the FY.

Discuss 61B policy – The Board discussed the changes (condensed by 2 sentences) to the existing policy.

MOTION: Dick made a motion to accept the changes effective 12/19/2016, 2nd by Bob, all in favor aye.

State-owned land – State acquired land at 254-258 Princeton Rd consisting of 7.5 acres – they sent a letter of their breakdown: 2 prime lots, 3 acres of wetland, .5 acres of excess dry rear land. They would like the Board to approve their land segmentation.

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

Town Report – The Board reviewed the Town Report that Becky compiled to submit to the Town Clerk.

Becky reported on Commission of Revenue's proposed settlement with the Verizon New England ATB case.

Next meeting: Monday, Feb 13 @ 7:30am / *Agenda for next mtg: abatements, Chapter review, hardship exemption*

Dick made a motion to adjourn the meeting @8:30am, 2nd by Bob, all in favor aye.

Respectfully submitted by Debbie Dreyer
Assistant to the Assessor

Attachment: Revised 61B policy