

Sterling Board of Assessors
Room 109, Buttrick Municipal Building, 1 Park St., Sterling MA 01564
Minutes of Meeting May 22, 2017

Present: Donlin Murray (Don), Chairman
Robert Cutler (Bob), Vice Chairman
Richard Sheppard (Dick), Clerk
Becky Boucher (Becky), Associate Regional Assessor
Debbie Dreyer (Debbie) Assistant to the Assessor

Meeting Opened at 7:30am

Roll Call & Approval of Agenda

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

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

Payroll, Payables, any abatements, warrants signed.

NEW BUSINESS:

MOTION: Dick made a motion to accept the previous meeting's minutes (4/24/2017) 2nd by Bob, all in favor, aye.

Executive Session

Vote: Executive Session

7:35 EXECUTIVE SESSION - Bob made a **Motion** to go into executive session under M.G.L. C59; S60 & M.G.L. 214 S1B, Clause(7) to comply with, or act under the authority of, any general or special law: ~ for the purpose of reviewing personal exemption or abatement applications & their supporting documentation so that personally identifiable confidential information shall not be made public. 2nd by Dick, all in favor aye

Roll Call Vote: Sheppard aye, Cutler aye, Murray aye

The Board convened in Executive session at 7:35am and reconvened in public session at 7:45am.

Contract Regional Assessor (RRG) Update

Verizon Settlement: Verizon basically took every Massachusetts city & town to ATB – Sterling for FY10 & FY11. There's a proposed settlement – it adjusts the evaluation methods resulting in a new depreciation schedule of 7% off of the value for each FY. The settlement is in the amount of \$11,028.02 - the Board to sign the agreement today, send it back to Verizon & they withdraw the case. Upon receiving notification of the withdrawal, the Board will issue an abatement.

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

Chapter Review: The notice of Right of first Refusal is being requested for the Lanciani property. She came in about a year & a half ago & removed it from Chapter – the last year it was assessed as such was FY16. Some of the land they were going to give to the state. A rollback tax has been calculated & a Right of First Refusal needs to be exercised since it has not been out of Chapter for a full year. The Board voted 3-0 to approve the recommendation for the Town not to buy the property.

There are 4 Chapter properties with issues: Ford – **MOTION:** Dick made a motion to deny them continued Chapter status, 2nd by Bob, all in favor aye. Desmairis – She's asked the Board for recommendations - three parcels; one is being worked on to be compliant, the other 2 parcels are wooded & wet. No decision today - Becky will put together a letter of explanation for Ann Desmairis & present it at the next meeting. Hoffman – Don's spoken with Mike & he has called the Forester for a forestry plan. Grinkis – He has our recommendations & is working on it.

CAI: We talked at the last meeting about the outdated bldg footprints & if there a cost for removing them. The footprints come from 2 potential sources: Mass GIS (free but not as accurate) & a custom flyover w/annual changes paid for by the Town. On all the maps there's a disclaimer: photography date of 12/8/1999, when it was last updated. We need to find out what it would cost to get a new set of maps with corrected bldg footprints.

Old Records: It needs to be determined if they're permanent & need to be saved. The Board will go over to the 1835 Town Hall to see what's there.

Future agenda items: 1835 Town Hall visit, CAI, re-organize Board, Ed

Next meeting: Monday June 19 @7:30am

Dick made a motion to adjourn the meeting @8:34am, 2nd by Bob, all in favor aye.

Respectfully submitted by
Debbie Dreyer Assistant to the Assessor