

August 18, 2020 Board of Assessors VIRTUAL Meeting Minutes

Board Members Present: Chairman Jeffrey Quackenbush and members Susan Reyes and Howard Shpetner.
Also present: Administrative Assessor Kevin Rudden and Assessors' Clerk Leslie Bracebridge.

Chairman Jeffrey Quackenbush opened the meeting at 5:30 PM online using ZOOM Meeting ID: 813 5202 5714, Password: ZQnD3a.

The July 21, and 29, 2020 Meeting Minutes were approved as written.

The following Accountant Reports were approved for signature stamps:

- **Motor Vehicle Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2020	July (2020)	\$166.09
<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2019	July (2020)	\$17.50

Administrative Assessor's Report:

1. An 3ABC application has been received and a face-to-face meeting set for Monday, September 21 with representatives of the Sirius Community, Administrative Assessor Rudden, Town Administrator Torres and Town Counsel MacNicol to review the current 3ABC status of the Sirius Community. The original 1978 Articles of Organization was last formally reviewed by the town for 3ABC eligibility, and PILOT payments in the 1990's. Since then, the Sirius Community founder has died, and the town has all different officials, including a new Administrative Assessor, and all different Board members, making a comprehensive review timely. Assessors voted to delay action on the FY 21 3ABC application until after the meeting. Kevin will prepare a list of questions for Town Counsel to review before the meeting. Assessors were asked to submit questions they have to him before next Monday.
2. Progress on valuation study: Kevin has finished the ratio studies and has a Vision consultant reviewing his work for recommendations. There are increasingly more sales coming in well above assessed values.
3. Real Estate Research Consultants, Inc. (RRC) of North Andover is 70% through the personal property review, anticipating completion of the study by the end of September. A percentage will be developed from the study, for personal property on second homes. RRC has visited 2 of the 3 businesses.
4. Eversource and National Grid will be assessed differently starting next year. Kevin is attending information sessions on the changes.
5. A Special Town Meeting is scheduled for September 5; likely none later. The state is telling towns to use last year's state aid numbers, which means the tax rate could be set in October this year.
6. Kevin has not taken a day off in a year and may take a couple of days next week.

Next meeting: September 22, 2020 at 5:30 PM.

Assessors adjourned at 6:12 PM.

Respectfully submitted, as approved on September 30, 2020,

Leslie Bracebridge
Assessors' Clerk

List of Documents used at the meeting:

1. August 18, 2020 meeting agenda.
2. July 21 and 29, 2020 draft meeting minutes.
3. July motor vehicle excise Accountant reports.