

Tuesday May 11, 2021 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: 871 4853 1590, Password 2tSZ3V. Phone Number: 1.646.558.8656, Passcode: 528952.

March 23, 2021 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>
2021	March (2021)	\$256.10

- **Motor Vehicle Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	April (2021)	\$288.29

- **Real Property Exemptions:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	March (2021)	\$2000.00

- **Real Property Exemptions (page 2):**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	March (2021)	\$575.00

- **Community Preservation Act Exemptions and Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	March (2021)	\$ 69.10

Administrative Assessor's Report:

1. The **overlay account** is used by Assessors to fund abatements, exemptions and uncollectable taxes; things which cannot be predicted in advance. Each year, funds are added to the overlay account, and each year Assessors are tasked with releasing funds no longer needed. In consultation with Town Accountant Gail Weiss, Kevin recommended the Assessors declare \$35,000 as surplus, and the funds be used as follows:
 - a. \$30,000 to the Assessors revaluation account for the FY 23 revaluation (requires town meeting approval) and
 - b. \$5,000 to revert to Free Cash on June 30.

Assessors unanimously voted to approve the release of \$35,000 from the Overlay Account.

2. Other Assessor related articles anticipated to be on the June 12 **annual town meeting** warrant (in addition to the overlay surplus amount going into the revaluation account):
 - a. Payment of previous year's bills (require a 9/10ths annual town meeting vote),
 - b. Means-Tested Real Estate Tax Personal Exemptions: Kevin is preparing a public information session, which could be recorded for public access, to explain these means-tested exemptions and how they work.
3. Details of the **AMP Energy proposal:**
 - a. No formal submission has been made to the town.

- b. A mid-summer proposal to the Planning Board is anticipated, influenced by the five AMP presentations, and abutter listening sessions held in the week of April 26.
 - c. Kevin sat in on each of those five Zoom presentations. Kevin will send a URL link for those events to Assessors Board members.
4. **Pilot Agreements:**
- a. The **Sirius PILOT Agreement** has been signed by both Sirius and the Select Board.
 - b. The **Temenos PILOT Agreement** has been approved and signed by the Select Board. Temenos is already honoring and paying in advance of signing the agreement.
 - c. Outstanding is an up-dated PILOT agreement with the **Town of Amherst**. The update involves language in-keeping with the Massachusetts' Municipal Modernization Act which causes certain wording to be changed from 3 to 5 years. Payments are unaffected by this administrative, and yet-to-be-made language change. The change involves the efforts of the Town Administrator, whose current focus is preparing for annual town meeting.

Board Member questions and comments:

1. Request for a lot **cell tower** update:
 - a. A real estate company bought the property.
 - b. The contact attorney has not responded to Kevin's email inquiries.
 - c. Kevin was originally told that the amount of land to be taken out of Chapter 61 B for the project is 50' by 50' with a 10' wide access road of unknown length.
 - d. The due date for the next Chapter 61B Recreation application is October 1, 2021.
 - e. There is not yet an application for construction of a cell tower from Vertex Cellular Towers company.
 - f. The 4th quarter property taxes are already on demand by the Collector.
2. The property owner has until May 30 to respond to the Building Inspector's letter to apply for a special permit for a building off Montague RD.
3. There is a question before the Massachusetts Legislature for Assessors to have the same privileges as surveyors for entering land for the purpose of exterior inspections.

Next meeting: Tuesday June 15, 2021 at 5:30 PM.

Assessors adjourned at 6:37 PM.

Respectfully submitted, as approved on Wednesday June 16, 2021,

**Leslie Bracebridge
Assessors' Clerk**

List of Documents used at the meeting:

1. May 11, 2021 meeting agenda.
2. March 23, 2021 draft meeting minutes.
3. March and April Accountant Reports as detailed in minutes.