

June 30, 2022 Board of Assessors VIRTUAL Meeting Minutes

Board Members Present: Chairman Jeffrey Quackenbush and Howard Shpetner.

Also present: Administrative Assessor Kevin Rudden and Assessors' Clerk Leslie Bracebridge.

Guests: Jill Marland (Left before meeting got started. Technology challenges delayed start of Zoom Meeting.)

Chairman Jeffrey Quackenbush opened the meeting at 5:30 PM (discussion started 5:55 PM) online using ZOOM Meeting ID 813 9860 0997, Passcode: 6W31Vy.

The April 28, 2022 Meeting Minutes were approved as written.

The following Preliminary Commitments were reviewed and approved:

- **Real Estate: Two Million Five Hundred Thirty Thousand Six Hundred Seventy-One Dollars and Sixty-Four Cents (\$2,530,671.64).**
- **Personal Property: One Hundred Thirty-Six Thousand, Two Hundred Four Dollars and Eighty-Six Cents (\$136,204.86).**
- **Community Preservation Act (CPA) Surcharge: Twenty-Three Thousand, Seven Hundred and Ninety-Two dollars and Six Cents (\$23,792.06).**

The Third Motor Vehicle Excise Tax Commitment was reviewed for authorized stamped signatures: in the amount of Fifteen Thousand Seven Hundred Three dollars and Thirty-Eight Cents (\$15,703.38).

The following Accountant Reports were reviewed and approved for signature stamps:

- **Motor Vehicle Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2022	April (2022)	\$499.64
2021	May (2022)	\$ 58.44
2022	May (2022)	\$ 92.67
2022	June (2022)	\$261.50

- **Real Property Exemptions:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2022	April (2022)	\$612.50

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

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2022	April (2022)	Zero \$ 0.00

A Chapter 61 B Recreation Form CL-9 for release of 8.5 acres of classified land from lien on M-29 at 197-199 Wendell RD, owner Peter Gees and Northeast Market Trade Realty Eleven LLC, and a Chapter 61 B Recreation Form CL-3 for the same, and additional 8.5 acres to be put under classification (Chapter 61 B) on M-39, at 29-31 Highland DR, owner Peter Gees were reviewed by the Board with Administrative Assessor Kevin Rudden's interpretive comments, and then approved.

Administrative Abatements Report: Administrative Assessor Rudden reviewed and Assessors approved the following two Fiscal Year 22 Administrative Abatements needed to reconcile the accounts related to the 409 West Pelham RD subdivision apportionments as calculated and requested by Collector McKay:

1. **RE: \$50.22 to Elaine Weaver (deceased) C/O Bradford Spry.**
2. **CPA: \$7.41 to Elaine Weaver (deceased) C/O Bradford Spry.**

Two additional administrative actions needed for FY 23 bills were reviewed and approved:

1. A personal property bill for a home, now owner occupied, and
2. A property with a new 3-ABC classification.

Administrative Assessor Rudden reported that the owners of Camp Anderson have requested a second extension for submission of their 3-ABC annual application. **Assessors approved an extension through August 31, 2022 for the FY 23 for the Camp Anderson property 3 ABC application.**

Administrative Assessor Rudden reported that he will be meeting with a representative from the Department of Revenue regarding Shutesbury's recertification next week.

Legislative actions are pending to extend the current remote meetings authorization due to expire on July 15.

Board Members' Comments and Questions:

1. Kevin responded to an inquiry, that the apportionment of taxes on the Wendell RD Historical Enterprises property, turned Green Tree Family Limited Partnership, and as of December 29, 2021 the Revocable Indenture of Trust of Hilda Greenbaum should have happened at the time of the family sale.
2. Kevin expanded on the Greenbaum inquiry above to report that KJS Realty Inc. and owner of D-35 never responded to multiple notices about amending the Chapter 61B status on the property. Therefore, the entire parcel reverts to full value including the commercially valued segment for FY 23. Kevin projected the values that will be associated with the now assembled cell tower, and potential personal property values once cellular equipment is added, likely to be assessed starting in FY '24.
3. Kevin responded that the reason Jill Marland may have tried to attend the Assessors' meeting was because she had recently inquired of him by phone about progress of the means-tested exemption approved at the May 2021 Annual Town Meeting and still awaiting legislative action. Kevin explained to Jill on the phone that the legislature will most likely approve the exemption by July 31st, but there is nothing more that Assessors can do at this time.
4. Kevin reported that due to health reasons, he has been less available recently. He reports that his health is improving, and that he has formulated a plan where either his son or his fiancée will deliver messages and documents if his health prevents him from being present in the future.

Schedule Next Meeting: The next meeting is set for July 28, 2022 at 5:30 PM.

Assessors Adjourned at 6:50 PM.

Respectfully submitted, as approved on ,

**Leslie Bracebridge
Assessors' Clerk**

List of Documents used at the meeting:

1. June 30, 2022 meeting agenda.
2. April 28, 2022 draft meeting minutes.
3. April, May and June summaries to Accountant as detailed in minutes.
4. Preliminary Real Estate, Personal Property, and Community Preservation Act surcharge commitments.
5. Chapter 61 CL3 and CL9 documents