

Board of Assessors Meeting
Thursday, May 3, 2016 @ 6:00 pm
Meier Room, Abington Town Hall

Present: Lawrence Keough, member
Kate Marini, member
Jack Pistorino, Deputy Assessor
Jodie Hurst, Recorder
Absent: Ann Welch, member

The meeting was called to order at 6:00pm.

VOTE: Motion by Kate Marini, seconded by Lawrence Keough to postpone re-organization until a full board is present. Unanimous (2-0) vote in favor.

The following documents were signed: excise month-end, exemption month-end, real estate abatement month-end, personal property abatement month-end, 2 excise denials, and monthly excise.

Old/New Business:

- The overlay was distributed and discussed.
- The Deputy Assessor briefly updated the Board on the few ATB cases which are still outstanding.
- Zoning ads and the agenda were distributed.
- The Deputy Assessor informed the Board that the Community Preservation Act will be implemented, starting in FY 2017. This will create work for multiple offices within the Town Hall. Some of the Assessing Department's questions/concerns were briefly discussed.

6:13pm

Wayne MacDonald, 558 Washington Street, joined the meeting as a disgruntled taxpayer. He had been in contact with the office and was unhappy that his valuation had increased in FY 16. His value went from \$307,400 to \$385,400. Kate Marini asked the Deputy Assessor to elaborate on his dealings with Mr. MacDonald. The Deputy Assessor explained that the period to dispute valuations is within 30 days of the actual tax bills being mailed, which basically means the whole month of January. Mr. MacDonald did not file an abatement (even beyond the deadline), so the Board may not act on his claim.

After some discussion, Kate Marini summarized that any data can be corrected going forward, but that no refund can be made at this time. Wayne MacDonald stated that the Deputy Assessor and Kate Marini had been 'no help at all.' Lawrence Keough explained that 'We're only allowed to follow the laws, as written.' Mr. MacDonald countered with, 'The law is wrong.'

The Deputy Assessor explained that the property had been taxed as a four-family dwelling since (at least) 1999, and that Mr. MacDonald was aware of this. The Deputy Assessor was scheduled to inspect the property, however, the owner never showed up, and he was only able to conduct an exterior inspection. He investigated and found that the Board of Health issued 3 sets of barrels (indicating a 3-family), and the Post Office said there are 3 mailboxes at the residence, plus one box for the non-resident owner. On the basis of this information, the Deputy Assessor changed the property to a 3-family. It will be correct going forward, but no refund can be made.

Mr. MacDonald abruptly departed the meeting at 6:27pm, still quite angry.

Kate Marini said that it seems like the Deputy Assessor did everything he could, and that he went above and beyond.

VOTE: Motion by Kate Marini, seconded by Lawrence Keough to enter into executive session for the purpose of discussing and acting on exemption applications and/or abatement applications and settlements and not to return in open session. Decisions will be recorded in open session. A roll call vote was taken: unanimous (2-0) vote in favor.

The meeting entered executive session at 6:28 pm

Exhibit list:

Item #	Description	Availability/Location
1	Agenda	Assessors Office / Clerk's Office
2	March overlay	Assessors Office
3	Zoning packet	Zoning Admin Assistant
4	CPA informational guidelines	Mass.gov
5	Copy of the ballot question	Clerk's Office

The following Fy2016 real estate exemption was granted in executive session:

Name	St #	St Name	Amount	Clause	Map	Lot
Puglsey, Ryan	29	Pinecrest Rd	720.00	22	45	80

The following Fy2016 real estate abatements were granted in executive session:

Grantee	Street Number	Street Name	Abated Tax	Reason Code	Map	Lot	Lot Cut	Unit
Ventas Realty Limited Partnership & s/o CCP Colony House 0582 LLC	277	Washington St	4172.32	BOA	16	139		

The following Fy2015 real estate abatements were granted in executive session:

Grantee	Street Number	Street Name	Abated Tax	Reason Code	Map	Lot	Lot Cut	Unit
Ventas Realty Limited Partnership & s/o CCP Colony House 0582 LLC	277	Washington St	12022.40	Settlement	16	139		