

Board of Assessors Meeting
Wednesday May 29, 2013 @ 10:00am
Meier Room, Abington Town Hall

Present: Tracey Derbes
Michael Cunningham
Jack Pistorino, Deputy Assessor
Absent: Paul Zakrzewski

Tracey Derbes called the meeting to order at 10:05am

The requested document from the Treasurer/Collectors to abate town owned property located at 83 Groveland St was signed by the Board.

Real Estate Abatement:

Michael Cunningham indicated he wanted to employ the rule of necessity due to the fact that he and Paul Zakrzewski have a business relationship (duly disclosed with the Town Clerk) and that Paul Zakrzewski and the applicant Roger Woods who is present for tonight's abatement hearing also have a business relationship.

538 Bedford St Map 38 Lot 2. Owner: Burger Time Realty Trust (present)

Mr Woods indicated that the Town had denied him the ability to develop the property as he had intended. **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$643,300 to \$505,400 - \$12,900 due to a data correction and \$125,000 due to Board decision. Unanimous vote in favor.

199 Colonel Hunt Dr Map31 lot22. Owner: Roger P Woods Jr (present)

After discussion **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to Deny abatement. Unanimous vote to deny.

491 Washington St Map23 Lot179. Owner: 491 Washington St Realty Trust (present)

After discussion **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to Deny abatement. Unanimous vote to deny.

1122 Bedford St Map59 Lot145. Owner: 1122 Bedford St Realty Trust (present)

After discussion **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to Deny abatement. Unanimous vote to deny.

6 Lincoln St Map52 Lot87. Owner: Roger P Woods Jr (present)

Mr Woods indicated that he rents this property out as Section 8 housing and renovations have been done numerous times to address the damage various tenants have caused. **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$274,700 to \$260,700 due to Board decision. Unanimous vote in favor.

799 Brockton Ave Map4 Lot14. Owner: 799 Brockton Ave Realty Trust (present)

Mr Woods described the ordeal he went through while trying to obtain the necessary permits to complete this project. The Board questioned why part of Mr Woods' property was considered

'expansion land.' **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$456,500 to \$390,000 due to Board decision. Unanimous vote in favor.

101 Gliniewicz Way Map38 Lot2 A. Owner: Burger Time Realty Trust (present)

After discussion **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$198,900 to \$100,000 due to Board decision. Unanimous vote in favor.

105 Gliniewicz Way Map38 Lot2 B. Owner: Burger Time Realty Trust (present)

After discussion **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$193,800 to \$100,000 due to Board decision. Unanimous vote in favor.

109 Gliniewicz Way Map38 Lot2 C. Owner: Burger Time Realty Trust (present)

After discussion **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$189,900 to \$100,000 due to Board decision. Unanimous vote in favor.

865 Washington St Map31 Lot86. Owner: Michael S Callahan (present)

The owner explained that the third floor was unfinished. The Board of Health had told the owner that no one could live on the third floor if it was unfinished. The owner does not have an occupancy permit for the third floor. **VOTED:** Motion by Michael Cunningham, 2nd by Tracey Derbes to adjust assessed value of \$471,300 to \$390,000 due to Board decision. Unanimous vote in favor.

Voted: Motion By Michael Cunningham, 2nd by Tracey Derbes to adjourn the meeting. Unanimous vote in favor.

The meeting ended at 11:50am