



Town of Abington

OFFICE OF
TOWN MANAGER
500 GLINIEWICZ WAY
ABINGTON, MA 02351
(781) 982-2100
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Board of Selectmen Meeting Minutes November 9, 2015 6:30 p.m. Cotter Room

Members present: Mike Franey, Maureen Jansen, Andy Burbine, Ken Coyle, Alex Bezanson

- Moment of Silence – Tom Deveney (attached)
- Pledge of Allegiance
- Public Announcements:

Selectman Bezanson announced that on November 18th at 7pm, Hank Philipi Ryan will be at the Library.

Selectman Coyle announced scouting for food will take place on November 14, 2015, so please leave out canned foods.

Park and Recreation is setting up a ski trip and snow tubing event, contact Park and Recreation on line.

Selectman Burbine announced 9:00 a.m. on the 11th will be the Veterans Day parade followed by the Vasselian Road race at 1:00 p.m.

Chairman announced that Mr. Charles Tautkus, 84 Andrew Ford Way, is turning 102 tomorrow.

Doug Ulwick provided an update on the flag raising at Island Grove on November 11, 2015.

Chief Nuttall stated that the Flame of Fire Covenant Church is offering a cash donation of \$20,000 earmarked for the Fire Department.

M/Burbine to accept donation and send a letter of thanks

S/Jansen

Voted 5-0

- Public Appointments:

6:35 p.m. – Joint meeting with the Board of Assessors on the Fiscal 2016 Tax Classification. Jack Pistorino, Deputy Assessor provided a PowerPoint presentation. (attached). Mr. Pistorino stated that the Board of Assessors has voted to recommend that the Board of Selectmen stay with a single tax rate.

M/Burbine to stay with a single tax rate
S/Jansen
Voted 5-0

6:45 p.m. – Request for a Class II License, Bill Dessaps, d/b/a ABC Tech Squad, 201 North Quincy Street.

M/Jansen to open the hearing
S/Burbine
Voted 5-0

Mr. Dessaps addressed the Board. There are no issues and vote should be contingent upon receiving zoning relief from the ZBA.

M/Jansen to close the hearing
S/Burbine
Voted 5-0

M/Coyle to approve the Class II license contingent upon receiving zoning relief.
S/Bezanson
Voted 5-0

- Action/Discussion items:

1. Approval of October 5, 2015 open session and executive session minutes and October 26, 2015 open session minutes

M/Coyle to approve October 5, 2015 open session as amended

S/Burbine

Voted 5-0

M/Burbine to approve October 5, 2015 executive session minutes

S/Jansen

Voted 5-0

M/Burbine to approve October 26, 2015 open session minutes as amended

S/Coyle

Voted 5-0

2. Appointment to Opiate Abuse Coalition – Samantha Hall

M/Burbine to appoint Samantha Hall

S/Jansen

Voted 5-0

3. Approval of St. Patrick's Day Parade, March 20, 2016

M/Jansen to approve parade

S/Burbine

Voted 5-0

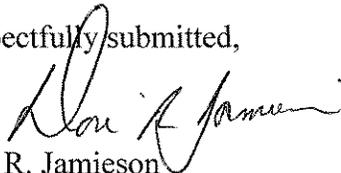
4. Appointment of a Dog Hearing Officer as required under Chapter 140 Section 157, Dog Hearing –

M/Burbine to appoint Assistant Town Manager as Dog Hearing Officer
S/Jansen
Voted 5-0

5. Formation of a Surplus Land Committee –
M/Coyle to form a Surplus Land Committee comprising of a Board of Selectmen member or designee, School Committee member or designee, and 3 residents.
S/Burbine
Voted 5-0
6. Update to public comment policy
M/Burbine to add to #6 on the current policy that public comments will only pertain to items on the agenda
S/Jansen
Bezanson, no
Voted 4-1
7. Status of Scout House, 79 Chestnut Street – Much discussion took place regarding the use of the house. It requires a professional to open up the walls of the house to determine the amount of damage to the house. A check in the amount of \$5,000.00 was received from the insurance company for the February storm only. There will be no additional revenue coming from the insurance carrier.
8. Discussion on FY2017 budget process – Town Manager stated we will be scheduling meetings with Department Heads and will be presenting a budget to the Finance Committee by the middle of December as required in the Charter.
9. Town Manager Report – (attached)

M/Coyle to adjourn
S/Jansen
Voted 5-0
Meeting adjourned: 8:25 p.m.

Respectfully submitted,


Dori R. Jamieson
Assistant Town Manager

Moment of Silence

Please stand for the Pledge of Allegiance and remain standing for a moment of silence for Tom Deveney, age 76, who recently passed away. Tom served on the Abington School Committee for three terms and enjoyed riding his bike around Abington. Tom will be deeply missed by his loving family and many friends.

FY 2016 Classification Hearing

November 9, 2015

Town Budget Process:

- Every year, those present at our Annual Town Meeting vote to approve the upcoming budget figures.
- The money to fund the budget comes from Local Receipts (permits, fees, etc), State Aid, Other Revenues (free cash, stabilization, etc), and the Levy.
- The Levy refers to the amount of money a community can raise through Real Estate and Personal Property Taxes.

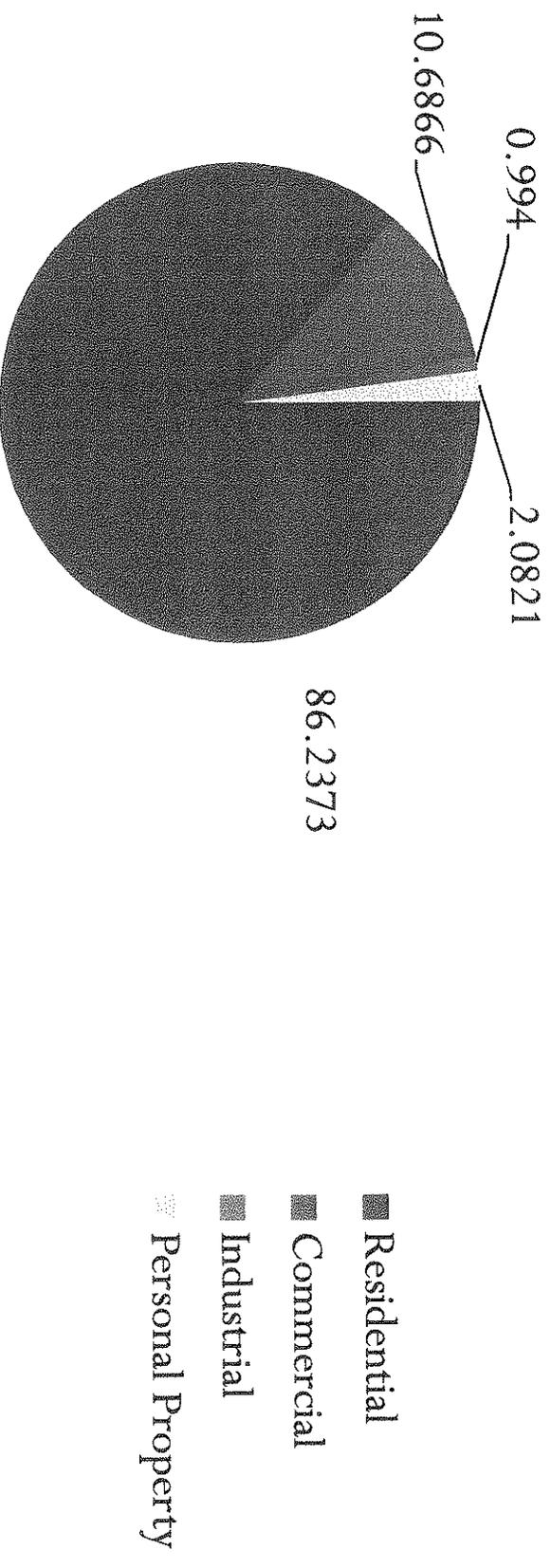
To Clarify...

- The classification hearing does not change the amount of money which can be raised from Real Estate and Personal Property Taxes (The Levy).
- A split rate will not increase revenue for the town.
- A split rate shifts some of the tax burden from all residential properties onto all commercial, industrial, and personal property accounts.

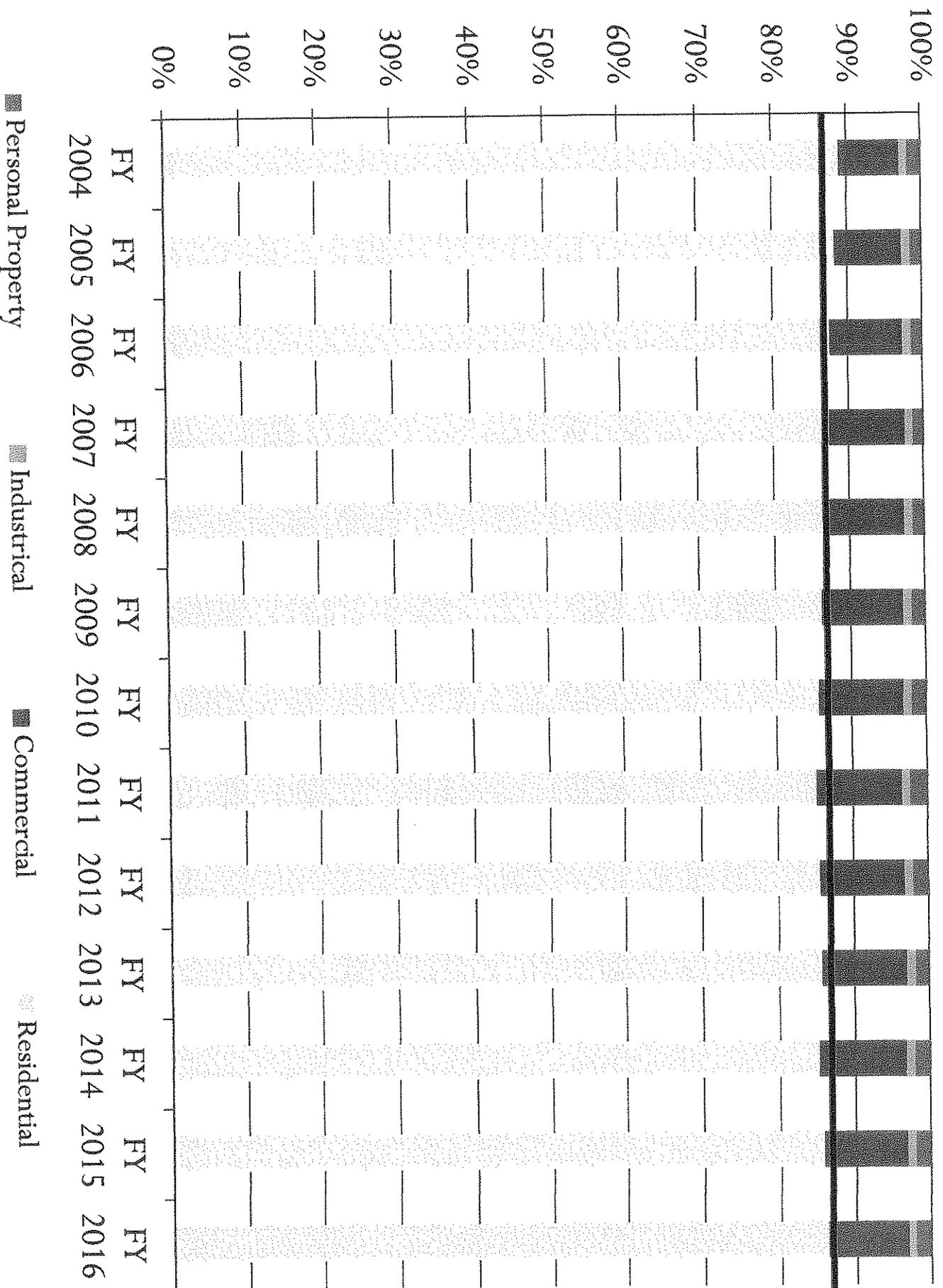


Classification:

- The Board of Selectmen hold a Classification Hearing each year to determine if the Levy gets divided evenly via a single tax rate, or if the tax burden gets shifted between the classes.
- Here are the current class percentages:



Historic class percentages



Historical Class Percentages and the change from the previous year:

| FY | Res % | Change | Comm % | Change | Ind % | Change | Pers Prop % | Change |
|------|--------|--------|--------|--------|-------|--------|-------------|--------|
| 2002 | 86.29% | -0.08% | 10.29% | -0.17% | 1.27% | -0.01% | 2.12% | +0.26% |
| 2003 | 86.54% | +0.25% | 10.03% | -0.26% | 1.25% | -0.02% | 2.16% | +0.03% |
| 2004 | 88.93% | +2.38% | 8.06% | -1.97% | 1.09% | -0.15% | 1.90% | -0.25% |
| 2005 | 88.26% | -0.66% | 8.92% | +0.86% | 1.21% | +0.11% | 1.58% | -0.32% |
| 2006 | 87.53% | -0.73% | 9.69% | +0.76% | 1.27% | +0.05% | 1.50% | -0.08% |
| 2007 | 87.30% | -0.22% | 10.09% | +0.39% | 1.15% | -0.12% | 1.45% | -0.05% |
| 2008 | 86.59% | -0.70% | 10.58% | +0.49% | 1.19% | +0.04% | 1.62% | +0.17% |
| 2009 | 86.12% | -0.47% | 10.79% | +0.20% | 1.24% | +0.05% | 1.84% | +0.21% |
| 2010 | 85.58% | -0.54% | 11.20% | +0.41% | 1.19% | -0.04% | 2.01% | +0.17% |
| 2011 | 85.09% | -0.48% | 11.34% | +0.13% | 1.15% | -0.03% | 2.40% | +0.38% |
| 2012 | 85.43% | +0.34% | 11.26% | -0.08% | 1.18% | +0.03% | 2.11% | -0.29% |
| 2013 | 85.48% | +0.04% | 11.21% | -0.05% | 1.20% | +0.02% | 2.10% | -0.01% |
| 2014 | 85.12% | -0.35% | 11.56% | +0.34% | 1.23% | +0.03% | 2.07% | -0.02% |
| 2015 | 85.74% | +0.62% | 11.01% | -0.54% | 1.18% | -0.05% | 2.05% | -0.01% |
| 2016 | 86.23% | +0.49% | 10.68% | -0.33% | 0.99% | -0.19% | 2.08% | +0.03% |

LA-7 Shift

- Should the Selectmen choose to shift some of the burden to the CIP (commercial, industrial, personal property), the shift may not be more than 150% of the original burden.
- Given this restriction, our minimum residential share (with max shift) is 79.356 and our maximum CIP share (with max shift) is 20.644.

At the original limit, the share of the levy to be raised by each class would be as follows:

| | Original % of share | Original Levy Share | Single Tax Rate |
|-------------|----------------------------|----------------------------|------------------------|
| Residential | 86.2373 | 27,251,446 | 17.93 |
| CIP | 13.7627 | 4,349,071 | 17.93 |

At the maximum allowable limit, the share of the levy to be raised by each class is as follows:

| | Max Shift Share % | Max Shift Levy Share | Max Split Rates |
|-------------|--------------------------|-----------------------------|------------------------|
| Residential | 79.356 | 25,076,911 | 16.50 |
| CIP | 20.644 | 6,523,605 | 26.90 |

Average Values

- The current value of the average single-family home is: \$302,268
- A difference of 2.31% from last year
- The taxes would be: \$5,419.67
- A difference of 7.85% from last year
- Currently, 62.34% of all of the single-family homes are valued at or below the average.
- The current value of the average commercial property is: \$844,560
- A difference of -3.92% from last year
- The taxes would be: \$15,142.96
- A difference of 1.27% from last year
- Currently, 77.5% of all of the commercial properties are valued under \$1,000,000



Some good questions...

- **Why do the valuations lag behind 'current market value?'**
 - When determining values, we are governed by DOR regulations. We must analyze qualified sales from the last full calendar year, and adjust accordingly. For Fiscal Year 2016's values, we must use sales from Calendar Year 2014.
- **How often are properties valued?**
 - Property values get adjusted after the sales analysis each year.
 - Property values may change as a result of building permit visits, sales inspections, the DOR requirement to visit the property at least once in a nine-year period, or being randomly selected for a visit.
- **What is the relationship between the valuations and the tax rate?**
 - Since you need to raise a specific levy amount, the valuations and tax rates move in opposite directions. If the total town value increases, the tax rate will decrease. If the total town value decreases, the tax rate will increase. However, if overrides, capital exclusions, or debt exclusions are voted in, the rate increases no matter what.

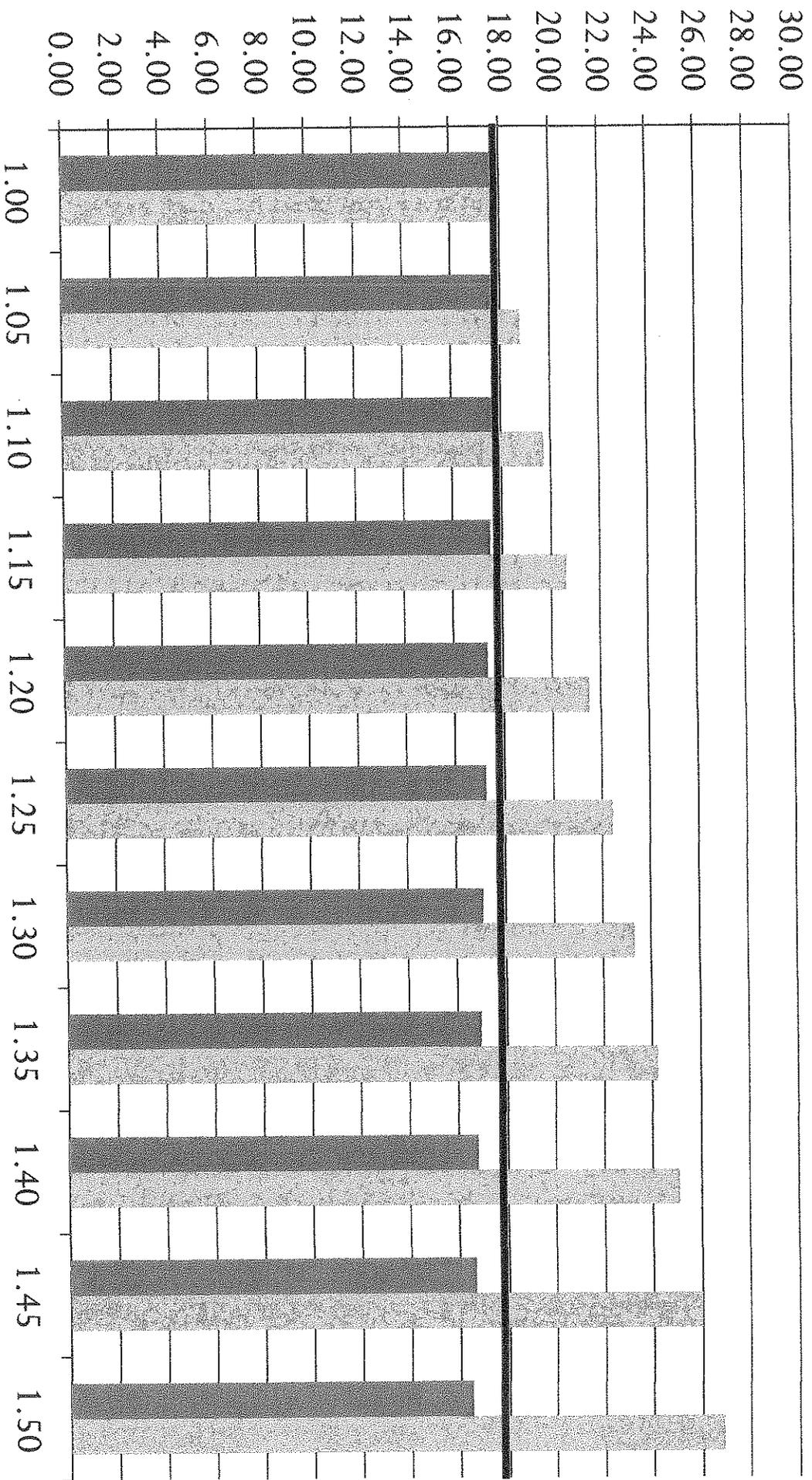
Impact of Tax Shifts

| Shift | Res Tax | Res Rate | Res Savings | Res % Change | Comm Tax | Comm Rate | Comm Incr | Comm % Change |
|-------|---------|----------|-------------|--------------|----------|-----------|-----------|---------------|
| 1.00 | 5419.67 | 17.93 | | | 15142.96 | 17.93 | | |
| 1.05 | 5377.35 | 17.79 | 42.32 | 0.78 | 15903.06 | 18.83 | 760.10 | 5.02 |
| 1.10 | 5335.03 | 17.65 | 84.64 | 1.56 | 16663.17 | 19.73 | 1520.21 | 10.04 |
| 1.15 | 5289.69 | 17.50 | 129.98 | 2.40 | 17414.83 | 20.62 | 2271.87 | 15.00 |
| 1.20 | 5247.37 | 17.36 | 172.29 | 3.18 | 18174.93 | 21.52 | 3031.97 | 20.02 |
| 1.25 | 5205.05 | 17.22 | 214.61 | 3.96 | 18935.04 | 22.42 | 3792.07 | 25.04 |
| 1.30 | 5159.71 | 17.07 | 259.95 | 4.80 | 19686.69 | 23.31 | 4543.73 | 30.01 |
| 1.35 | 5117.40 | 16.93 | 302.27 | 5.58 | 20446.80 | 24.21 | 5303.84 | 35.03 |
| 1.40 | 5075.08 | 16.79 | 344.59 | 6.36 | 21206.90 | 25.11 | 6063.94 | 40.04 |
| 1.45 | 5032.76 | 16.65 | 386.90 | 7.14 | 21958.56 | 26.00 | 6815.60 | 45.01 |
| 1.50 | 4987.42 | 16.50 | 432.24 | 7.98 | 22718.66 | 26.90 | 7575.70 | 50.03 |

As you can see, the highest shift would result in commercial paying approximately 50% more in taxes, while residential parcels would save just under 8%.



Impact of a Split Rate



■ Residential ■ Commercial

In Closing,

- **The Board of Assessors voted to recommend that the Board of Selectmen stay with a single tax rate.**



#9



Town of Abington

500 GLINIEWICZ WAY
ABINGTON, MA 02351

TO: BOARD OF SELECTMEN
FROM: TOWN MANAGER
DATE: NOVEMBER 5, 2015
SUBJ: GENERAL UPDATE

The following is meant to be a general update of activities of the Town Manager and staff. Should any member desire more information regarding any particular matter please contact me personally.

1. School Construction Project - Reminder that there will be a groundbreaking event at 12:30 p.m. on November 23. Also, a pre-construction meeting was held on Monday November 2 and it was decided that future weekly construction meetings will be held on Thursday mornings. Sonia is in the process of working with Standard & Poors and all continues to go smoothly.
2. Pohorecky Property – This past Wednesday Mike, Andy, Dori, and I joined Shaun Provencher of the MA Department of Conservation and Recreation for a site walk of the piece of the Pohorecky Property that is surrounded by Ames Nowel state forest. This is the property that the town obtained at town meeting last June in lieu of foreclosure. Shaun would like to acquire this piece of property (approx. 45 acres) from the town to supplement the state forest land. The site walk was very helpful for all of us to understand the environmental and historical value of the property to the state. We collectively decided that it would be helpful if Mr. Provencher could meet with the full Board of Selectmen in the near future to discuss the goals of DCR and the process for them to acquire the land from the town. We will provide him with several dates for upcoming Board meetings so that he can coordinate a night that works for him.
3. DPW Legislation - You were all recently updated that Governor Baker signed the DPW legislation approved by Town Meeting in 2014. I will be reviewing the final document and considering the best way to move forward in the short term. Any input from the members is welcome.
4. Licensing Enforcement Update - In attempt to assist the Building Commissioner/Zoning Enforcement Officer in dealing with many locations I speculated that our office may be

of assistance in helping to deal with violations at establishments that are licensed by the Board of Selectmen. I discussed this with town counsel Gregg Corbo at K&P and he has essentially advised that the licenses issued by the Board of Selectmen, or any applicable policies promulgated by the Board should clearly state that the licensees are required to abide by the town's by-laws, zoning by-laws, applicable rules and regulations, etc. He will be getting back to me soon after considering whether or not a hearing process would be required to change restrictions on certain licenses, i.e. liquor, class 2's etc. so that we may determine the best means in moving forward. Also, the fact that the Boards' licenses are renewed on January 1 means that we are currently in the midst of processing the renewals so determining the best method for compelling compliance with by-laws/zoning by-laws is very timely. I believe that clearly defining the Boards' expectations of licensees and providing proper notice can be of great assistance in helping Marshall correct sign and other by-law violations at establishments licensed by the Board of Selectmen. I will keep you informed as to the final recommendation from Attorney Corbo.

5. Free Cash Certification - This week we received our Free Cash certification from DOR (attached).

Dori Jamieson

From: recapdata@dor.state.ma.us
Sent: Tuesday, November 03, 2015 2:33 PM
To: Jack Pistorino; Dori Jamieson; Jodie Hurst; Joseph Shea; Kcoyle1786@aol.com; parrothead1164@yahoo.com; mwfraney@msn.com; ra.burbine@verizon.net; Rick LaFond; Sonia Hodge; Sue Moquin; dlsitgroup@dor.state.ma.us
Subject: Freecash Approval Notification for Abington
Attachments: Abington Fy 2015 Free Cash Calculation Forms 2.pdf

Massachusetts Department of Revenue Division of Local Services
Mark Nunnelly, Commissioner of Revenue
Sean R. Cronin, Senior Deputy Commissioner of Local Services

Tuesday, November 3, 2015

Suzanne Moquin
Town Accountant
Town of Abington

Re: **NOTIFICATION OF FREE CASH APPROVAL - Abington**

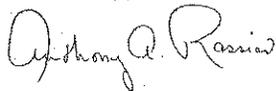
Based upon the unaudited balance sheet submitted, I hereby certify that the amount of available funds or "free cash" as of July 1, 2015 for the Town of Abington is:

| | | |
|----------------------|-----------------|------------|
| General Fund | | \$ 821,864 |
| Sewer Enterprise | Enterprise Fund | \$ 633,167 |
| Golf Enterprise | Enterprise Fund | \$ 362,839 |
| Ambulance Enterprise | Enterprise Fund | \$ 688,678 |

This certification is in accordance with the provisions of G. L. Chapter 59, §23, as amended.

Certification letters will be e-mailed to the mayor/manager, board of selectmen, prudential committee, finance director and treasurer immediately upon approval, provided an e-mail address is reported in DLS' Local Officials Directory. Please forward to other officials that you deem appropriate.

Sincerely,



Anthony A. Rassias
Deputy Director of Accounts

cc:
jpistorino@abingtonma.gov; djamieson@abingtonma.gov; jhurst@abingtonma.gov; jshea@abingtonma.gov; Kcoyle1786@aol.com; parrothead1164@yahoo.com; mwfraney@msn.com; ra.burbine@verizon.net; rlafond@abingtonma.gov; shodge@abingtonma.gov; smoquin@abingtonma.gov; dlsitgroup@dor.state.ma.us

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