

Board of Assessors
Minutes of Meeting
February 11, 2020

6:05 p.m.: Meeting came to order with Thomas Barry, Chairman; Raymond Goff, Clerk; and John Whelihan, Director of Assessments present. Donald Minney, Vice Chairman was absent.

Signatures:

Schedule of Bills Payable:	\$145.94
Warrant & Commitment:	
2020 Motor Vehicle Excise (MVE)	\$1,707,712.06
Monthly List of Exemptions;	\$2,842.00
Monthly List of Abatements; 2020 MVE	\$39,604.60
Monthly List of Abatements; 2020 MVE	\$2,644.21
Monthly List of Abatements; 2020 MVE	\$611.85
Monthly List of Abatements; 2019 MVE	\$1,150.13
Warrant/Commitment (241-23.4):	
Chapter 61B rollback tax/partial lien release	\$207.47

Old Business:

- Mr. Whelihan met with the Finance Committee on February 4th and provided revenue estimates for FY21. He is estimating the town's "new growth" to be \$300,000. This is a preliminary figure that won't be finalized until the fall. The finance committee had no questions/concerns regarding the office budget.
- The newly formed Affordable Housing Tax Abatement Review Committee met for the first time to discuss back taxes owed by the Sportshaven Mobile Home Park. The owners of the park owe the town over \$300,000 in back taxes including interest. At the moment, approximately 75% of the park's tenants are paying rent to the newly formed tenant association. The tenant association has been paying the taxes since fiscal year 2019. Due to water/septic issues, the park has been operating without a license from the Board of Health since 1993. If the town takes ownership of the property they would likely be responsible for relocating the tenants.

Belchertown recently adopted MGL Ch 58, Sec 8C that allows the town to abate up to 75% of the back taxes along with waiving all interest and penalties for qualifying properties.

The Board had the following questions/concerns regarding a potential abatement:

- Does the association have approved bylaws including an eviction policy?
- How much money is needed to bring the park into compliance with the Board of Health?
- What assurances are in place to make sure the tax payments will continue?
- Is the one million dollar grant predicated on a percentage of the back taxes being abated?
- Will the abated amounts be deducted from the town's overlay account?

Mr. Whelihan stated that the committee will meet again in March. He will research the matter further.

Discussion/Decision:

- Mr. Goff made a motion to approve the minutes of the January 28, 2020 regular session and executive session meetings. Mr. Barry seconded. The motion passed 2-0.
- The Board approved 2019 & 2020 blind motor vehicle exemption applications for Bradlee Gage.

6:50 p.m.: Mr. Barry made the motion to move into executive session to discuss FY20 exemption applications & FY20 abatement application under Purpose 7 of MGL Ch 30A, s. 21(a) to comply with or act under the authority of MGL Ch 59, s. 60 with respect to confidentiality, and not reconvene in regular session. Mr. Goff seconded the motion.

Barry	Yes
Goff	Yes

Respectfully submitted,

Raymond Goff
Clerk

Board of Assessors
Minutes of Executive Session
February 11, 2020

6:50 p.m.: Meeting came to order with Thomas Barry, Chairman; Raymond Goff, Clerk; and John Whelihan, Director of Assessments present. Don Minney, Vice Chairman; was absent

The Board voted upon the following FY20 exemption applications. All votes were unanimous at 2-0.

NAME	PROPERTY ADDRESS	PARCEL ID	EXEMPTION
Iwasinski, Dominick	140 Goodell Street	217-26	Cl. 22
Ritter, Jonathan W.	80 Granby Road	267-63	Cl. 22

The Board discussed the following FY20 abatement applications.

Map & Lot	Applicant	Decision/Action Taken
255-15	Kelly Doryn	Abate value to 191,200 per interior inspection
207-2	Jon Ankiewicz	Abate value to 463,100 per interior inspection. Adjustments made to the overall condition.
#118950	Liberty Blues Landscape	Lower valuation of min-excavator to 20,250. Mr. Whelihan stated that the heavy equipment values were increased due to the revaluation.
232-158	Andrew Cook	An inspection was recently completed. The Board reviewed the 2018 ranch sales. The Board would review the applicant's appraisal data at the next meeting.
108-49	Judith Lebold	The Board would request an interior inspection before acting on the application.

8:05 p.m.: Motion to adjourn

Respectfully submitted,

Raymond Goff
Clerk

