

Board of Assessors
Minutes of Meeting
October 23, 2018

6:00 p.m.: Meeting came to order with Raymond Goff, Chairman; Thomas Barry, Vice Chairman; Donald Minney, Clerk; and John Whelihan, Director of Assessment present.

Documents Used: Settlement proposal prepared by Attorney Kenneth Gurge regarding property owned by Belchertown Heights LLC at 99 Front St (243-178.05)

Signatures:

- Schedule of Bills Payable: \$162.34
- Monthly List of Abatements; 2018 MVE \$757.49

Old Business:

- The Board obtained passwords to access to the Division of Local Service's (DLS) Gateway computer system. The DLS is requiring local Assessors to approve various financial documents through the Gateway system beginning in fiscal year 2019. The Board agreed that the DLS has unnecessarily expanded the tax rate setting process.
- Due to a personal conflict, Zach Bombard will attend this week's Massachusetts Association of Assessing Officers (MAAO) Fall Conference in place of Mr. Whelihan.

Discussion/Decision:

- Mr. Barry made the motion to accept the minutes of the October 9th meeting. Mr. Goff seconded. The motion passed 2-0 with Mr. Minney abstaining.
- The Board discussed the settlement proposal from Belchertown Heights LLC regarding their property at 99 Front St. The Board discussed the settlement figures of:

FY 2019	1,250,000
FY 2020	2,000,000
FY 2021	3,000,000
FY 2022	4,000,000

Mr. Whelihan stated that the settlement proposal is similar to an agreement adopted by the Northampton Assessors for a similar property. Due to the current vacancy within the project, a "phase in" approach to the value is acceptable. Discussion arose over the building's construction costs along with various state/local subsidies that went with the project. The Board wants to be fair to local developers along with the town's residents and taxpayers.

The Board agreed to have Attorney Gurge submit the following counter proposal:

FY 2019	1.5 million	to	1.7 million
FY 2020	2 million	to	2.5 million
FY 2021	3 million	to	3.5 million
FY 2022	4 million		4 million

- The Board denied a 2018 motor vehicle excise abatement application for Bray’s Landscaping. The applicant’s insurance company incorrectly listed Belchertown as the place of garaging. The information has been corrected at the RMV for 2019.
- The Board agreed to tentatively schedule another meeting for October 30 @ 5:30 p.m.

The Board approved the following FY20 Chapter 61 & 61B applications. All votes were unanimous at 3-0.

Chapter 61

Bracey, Orin	Munsell St (214-9 et al)
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Chapter 61B

Becker, Stephen + Theresa	South Street (278-63)
Boudreau, Leo et als	Keith Avenue (rear) (270-8)
C. H. May Farm LLC	81 North Liberty Street (269-110)
Callaham-Lancelle family trust	621 North Gulf Road (202-16)
Cook, George Jr. + Sheryl	315 Rockrimmon (263-88)
Davis, Jeffrey + Elizabeth	Pondview Circle 232-174.01 et als
Fuller, Carla Kellogg	391 South Washington Street (275-51 & 52)
Gendron, Brian + Kristi	535 North Washington Street (268-20 & 23)
Hodgen, Jeffrey	Sargent Street (238-109)
Knight, Edward & Richard Morra, Robert A.	50 Eskett Road (252-19) Franklin Street (272-81.01 et als)
Noble, Victoria & Rebecca	210 South Liberty Street (281-48)

Nowak, Rose (Estate of)	Rockrimmon Street (263-77)
Oppenheimer, Trudy	267 Bay Road (106-90)
Pomietlarz, Carl + Terry	351 North Washington St. (261-79.01)
Rowen, Heidi Dupret	Barton Avenue (253-8.012)
Stefanyszyn, John	Green Avenue (266-17 + 37)
Waldron, Wayne R.	55 Orchard Road (218-23.13 et als)

- The Board unanimously denied a FY20 Chapter 61B application from Hodgen Enterprises, LLC for property at 51 Ware Road (237-56). The commercial use of the property has expanded over the years. The property lacks the necessary five acres of recreational/open space to qualify for Chapter 61B classification. A previous Board informed the applicant that further expansion would lead to the property being removed from chapter 61B classification.

7:25 p.m. Mr. Goff made the motion to adjourn their regular meeting and move into Executive Session to discuss FY19 exemption applications & FY20 Chapter 61A applications 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. Barry seconded the motion.

Goff	Yes
Minney	Yes
Barry	Yes

Respectfully submitted,

Donald Minney
Clerk

Board of Assessors
Minutes of Executive Session
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7:25 p.m.: Meeting came to order with Raymond Goff, Chairman; Thomas Barry, Vice Chairman; Donald Minney Clerk; and John Whelihan, Director of Assessments present.

The Board approved the following FY20 Chapter 61A applications all votes were unanimous at 3-0.

Chapter 61A

Adzima Family Farm Trust Austin, Joseph F. (Estate of)	211 Ludlow Street (267-59 & 267-2.1) 415 West Street (275-55) 270 West Street (275-14 et al)
Austin, William	North Liberty Street (275-10)
Bodzinski, John	45 North Liberty Street (261-92)
Bronner, Marie	30 Hamilton Street 239-34 et al.
Carey, Thomas	234 Barrett Street 273-26 et al.
Chudy, John + Karen	South Liberty Street (281-2 et al.
Cook, Est. of Richard	621 Chauncey Walker (274- 1 & 2)
Cottage Grove LLC	Cottage Street (244-36.011)
Dreier, Alexander + Olivia	606 North Gulf Road (202-17 et al)
Hall, Charles + Deborah	Munsell Street (214-29, 40, 43)
Hamel, Kenneth H.	208 South Washington Street (275-6)
Hamel, Kenneth H. + Nancy	248 South Street (278-28 & 278-59)
Hislop, Kenneth I.	226 Turkey Hill Road (254-72 et al)
Joseph, Simon	South Washington Street (279-10.01)
Kirby, Edward + Doreen,	723 Federal Street (218-4)
Loftus, Michael	Springfield Road (255-126)
Loftus, Norman + Constance	Springfield Road (250-54, 255-124, 125, 127)
Mastej, John S. Jr.	368 Turkey Hill Road (263-162)
Opalinski, Mitchell D.	619 South Washington Street (280-7)
Ortman, Lloyd W.	150 West Street (275-21)
Petrin, Wayne A., Trustee	227 South Liberty Street (281-19)
Pronovost, Jeffrey + Marisa	310 North Washington Street (256-3)
Radebaugh, David + Dianne	191 Franklin Street (260-29)
Spellman, Carol + Melanie	42 Barrett Street (272-18 et al)
Spellman, Melanie/ Hamel Estate	South Washington Street (273-8)
Spellman, Thomas F. Sr.	491 North Liberty Street (276-15)
Spellman, Thomas F. Jr.	134 South Washington Street (273-12.01)
Stephens, Kirk B.	630 George Hannum (241-16)
Stoneyfield Farm, LLC	Franklin Street (260-19)

Sugrue, Janis L. Mill Valley Road (249-51)

Trombly, C. Marie, Trustee 91 Michael Sears Road (260-91 et al)

Wenzel, Deborah L. (Estate of) North Liberty Street (268-34)

Zina, Augusto + Maria 631 South Street (280-48)

Minney, Donald 51 Ludlow St. (267-27)
 (vote was 2-0 with Mr. Minney abstaining)

The Board approved the following FY19 Exemption applications. All votes were unanimous at 3-0.

NAME	PROPERTY ADDRESS	PARCEL ID	EXEMPTION
Grondin, Herman	161 Sargent Street	237-12	Cl. 17D + CPA
Benoit, John A.	31 Old Sawmill Road	244-156.03	Cl. 22
Fisher, Robert T.	20 Wilson Street	216-69	Cl. 22E NEW
Borchers, Jeanne I.	19 Metacomet Street	103-39	Cl. 41C + CPA
Carter, Mary Ann	256 Stebbins Street	240-57	Cl. 41C + CPA
Grondin, Bertha	161 Sargent Street	237-12	Cl. 41C + CPA

8:20 p.m. Motion to adjourn

Respectfully submitted,

Donald Minney
 Clerk

