

Board of Assessors
Minutes of Meeting
October 9, 2018

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

Signatures:

- Schedule of Bills Payable: \$449.94
- Community Preservation (CPA) Surcharge Report \$242,169.95
- Monthly List of Abatements; 2018 MVE \$98.23
- Monthly List of Abatements; 2017-2018 MVE \$1,986.67
- FY19 preliminary apportionment; Bardwell St (272-28)

Discussion/Decision:

- Mr. Barry made the motion to approve the Regular Session & Executive Session minutes of September 25, 2018. Mr. Goff seconded. The motion passed 2-0.
- The Board discussed the FY19 valuation of the new assisted living facility located at 99 Front St and owned by Belchertown Heights LLC. Mr. Barry stated that he participated in a recent meeting with the principles of Belchertown Heights and the Assessor's consultant. Mr. Barry described the meeting as contentious with the principles of Belchertown Heights unwilling to accept the assessor's value estimate. Both sides remain far apart concerning their respective opinions of the property's fair market value.

Mr. Whelihan recommended that the Board assesses the facility at roughly \$50,000 per unit (full value) as recommended by other industry professionals. Consideration should be given to the building's current vacancy situation. The Board agreed to hire Attorney Kenneth Gurge to negotiate settlement figures regarding the facility's current value along with the facility's value as fully occupied. Mr. Whelihan will contact Mr. Gurge this week.

The Board approved the following FY20 Chapter 61B applications. All votes were unanimous at 2-0

Ablicki, Thomas	67 South Liberty Street (278-20) et als
Austin, Nora + Mary Alice	81 Shea Avenue (109-16/ 271-3)
Barry, James	162 Shea Avenue (271-20.1)

Beach, Dede Ann	146 Federal St. (108-24) et als
Belchertown Land Trust, Inc.	Depot Street (rear) (109-42)
Berneche, Leon	187 North Washington Street (256-21)
Boudreau, Brian	Rural Street (241-23.04)
Brighenti, Albert R et als.	73 Old Enfield Road (237-15 & 50)
Brozek, Michael	256 S. Liberty Street (281-14.01)
Burgen, Paulette	594 George Hannum (242-1)
Bush, David	150 Barton Avenue (253-40)
Butler, Louise M.	339 Chauncey Walker St (262-16)
Campbell, David	50 Ballou Street (247-3)
Carden, Donald	463 South Gulf Road (206-30) et als
Cauley, Edward	38 Rockrimmon Street (263-161)
Charron, Andre	143 Gold Street (207-12.02)
Cole, Steven	480 State Street (251-2)
Cook, George	Rockrimmon Street (263-107.01)
Correia, Nancy	111 River Street (110-3)
Cowen, Benjamin	Goodell Street (217-44.01)
Cunningham, Richard	370 Turkey Hill (262-28.3)
Czupryna, Stanley	294 South Liberty Street (281-10)
Darcy, Daniel	111 Dressel Avenue (253-4)
Delisle, Douglas	95 Railroad Street (281-35/278-48)
DeTour, Alfred	State Street (252-57)

Donahue, Barry	311 South Street (278-60.01)
Fairview Sportsmen's Assoc	Rockrimmon Street (264-3/ 265-6 & 7)
Galuszka, Peter	130 Sheffield Drive (225-41)
Gay, Erik	86 Old Enfield (237-43)
Hislop, Kenneth	226 Turkey Hill Road (254-72)
Hislop, Kenneth + Kimberly	Turkey Hill Road (250-33)
Jacintho, Joseph	Rockrimmon Street (263-83.02)
Jindela, Kurt	67 Munsell Street (214-26)
Krawiec, Brian	121 South Liberty Street (278-25)
Leyden, Gary	Rural Street (241-22 + 23.3)
Lomanno, Frank + Susan Kakley	348 North Liberty Street (273-37)
Madden, Donald	324 Turkey Hill Road (254-27.1)
Mallard Estates Association	Kennedy Road (260-1.001) et als
Mas, Vincent + Donna	351 Ware Road (245-44)
Mill Valley Golf Links	380 Mill Valley Road (257-34) et als
Morgan, Jesse J. III	111 Old Bay Road (228-42)
Nietupski, Nathan	88 South Liberty Street (278-6.01)
O'Brien, David	196 Old Enfield Road (237-30 & 31)
O'Connor, Daniel	169 Shea Avenue (271-11)
O'Rourke, Shawn	300 Cold Spring Street (259-28.2)
Qianlong (USBoston), LLC	337 Chauncey Walker St. (262-15) 336 Chauncey Walker St. (262-19) et als
Rock, Stephen	273 Michael Sears Road (269-104)

Rhodes, Doria 447 South Washington Street (279-33.02)

Rhodes, Dorothy 90 Alden Avenue (279-33)

Rudy, Daniel North Liberty Street (275-20)

Scott, Jeffrey 515 North Liberty Street (276-16.02)

Sears, Jonathan 50 Green Avenue (266-19)

- The next Board meeting would be held on October 23 @ 6 p.m.
- The Board agreed to meet on October 17 if needed.

7:50 p.m.: Motion to adjourn

Respectfully submitted,

Thomas Barry
Vice Chairman