

February 9, 2021 Board of Assessors VIRTUAL Meeting Minutes

Board Members Present: Chairman Jeffrey Quackenbush, Susan Reyes and Howard Shpetner.

Also present: Administrative Assessor Kevin Rudden and Assessors' Clerk Leslie Bracebridge.

Chairman Jeffrey Quackenbush opened the meeting at 5:31 PM online using ZOOM Meeting ID 882 4055 3835, Passcode vXjxi5, Phone: 1.646.558.8656, Passcode: 440961.

The January 12, 2021 draft meeting minutes were approved as written.

The following Accountant Reports were approved for signature stamps:

- **Motor Vehicle Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	January (2021)	\$6345.74

- **Real Property Exemptions:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	December (2020)	\$2800.00

- **Real Property Exemptions:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	January (2021)	\$8694.18

- **Real Property Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	January (2021)	\$867.57

- **Personal Property Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	January (2021)	\$573.58

- **Community Preservation Act Exemptions and Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2021	March (2020)	\$ 97.18

The following Motor Vehicle Warrants to the Collector were approved for signature stamps:

<u>Commitment:</u>	<u>Commitment Date:</u>	<u>Total Amount:</u>
2021 First	January 19, 2021	\$159,041.88
2020 Seventh	January 12, 2021	\$ 800.08
2020 Fiftieth	January 29, 2021	\$ 79.20

Administrative Assessor's Report:

1. **Final abatement application:** Single-family home on D-50. Last inspected in 2014. Reason given: Field card stated 3 bedrooms/5 rooms total. Actual: 2 bedrooms/4 rooms total. Since the value is based on the total square footage of living space, not on the number of rooms, the value stays the same. Kevin will do an inspection (a requirement of the abatement process) and update assessors records concerning D-50. Actual acreage is 1.04 Acres. **Assessors unanimously voted to deny the FY 2021 abatement request for Lot D-50.**
2. Kevin met with the Finance Committee to review the Assessors FY 22 Budget request. There were no questions, so unless there is a future initiative for budget reductions, Kevin expects the Assessors Department FY 22 budget will go to town meeting as submitted.

3. The “**means-tested**” **exemption method** proposed for an annual town meeting warrant article went to Town Counsel for review today. Kevin will report on Town Counsel’s findings, once received back.
4. The **proposed cell tower property (D-35)** sold on February 3 (Book 7699 Page 112). Kevin has been in contact with the tower company’s attorney, who anticipates that it will be “up and running” by summer. A special consultant will be necessary to determine the value of the tower and of the personal properties that carriers will attach to it. During the budget review, the Finance Committee agreed to fund the cost of the consultant from the Finance Committee Reserve account. What Kevin has learned so far is that the value of the tower is relatively small, but the personal property of the carriers increases the innate value of the tower, based on lease rates. A 75’ X 75’ area will be taken out of Chapter 61, as will the square footage of the driveway. AT&T signed a contract called *FirstNet* with the federal government with the goal of making prioritized cell phone coverage universal for first responders. The value related to that aspect of the facility will not be taxable.
5. Kevin sent ABC notices out to the 4 charitable organizations, which had submitted applications in the previous year. Habitat for Humanity’s came back stating we had a bad address. Kevin is researching the correct contact person and address. Applications are due on March 1. Kevin worked with Town Administrator Torres to update a PILOT agreement for Temenos, which had lapsed 12 years ago. Temenos has agreed to pay \$500/year as a Payment In Lieu Of Taxes. Once Temenos has filed for FY 21, Kevin will tour the property. He will also tour the Sirius Community in the spring.
6. Kevin will not be assisting the Sunderland assessing department as previously anticipated.

The next meeting will be Tuesday, March 23, 2021 at 5:30 PM.

Assessors adjourned at 6:03 PM.

Respectfully submitted, as approved on March 23, 2021,

**Leslie Bracebridge
Assessors’ Clerk**

List of Documents used at the meeting:

1. February 9, 2021 meeting agenda.
2. January 12, 2021 draft meeting minutes.
3. December and January reports to Accountant as detailed in minutes.
4. Motor Vehicle Warrants to the Collector as detailed in the minutes.