

February 12, 2025 Board of Assessors VIRTUAL Meeting Minutes

Board Members Present: Chairman Howard Shpetner and Members: J. April Stein and George Arvanitis.

Also present: Administrative Assessor David Burgess, and Assessors' Clerk Leslie Bracebridge. **Guests:** None

1. Chairman Howard Shpetner opened the meeting at 6:30 PM online using ZOOM Meeting ID: 876 5285 1338. Howard identified all people present and announced that the meeting was being recorded.

2. A motion was made and seconded to approve the January 15, 2025 meeting minutes: No changes were offered. Approved as written: Arvanitis - aye, Stein – aye, Shpetner – aye.

Agenda items 5 and 6 were taken out of the posted agenda order, in order to be acted upon ahead of the Accountant Report approvals:

5. Real Estate Tax and CPA Surcharge Abatements: Assessors received one abatement application for both Real Estate tax and the corresponding Community Preservation Act (CPA) surcharge for Fiscal Year 2025 for Lot W-120. The lot was included in a number of parcels of a larger property that the seller had under a conservation restriction, and which was therefore valued lower. When lot W-120 was broken out of the larger conservation land and sold to the new owner, the change in ownership was entered into Vision, but Vision did not automatically carry forward the conservation value of the property, so the lot was fully valued for tax billing purposes. The new owner anticipating a low tax bill in keeping with conservation land status, noticed the higher value, and requested abatements of the tax and the corresponding CPA surcharge. **A motion was made and seconded to approve for Assessors' signature stamps a real estate tax abatement of \$1,831.53, and a corresponding CPA surcharge abatement of \$8.01, as recommended by Administrative Assessor Burgess.** No changes were offered. **Approved as recommended:** Arvanitis - aye, Stein – aye, Shpetner – aye.

6. A motion was made and seconded to approve all personal exemptions as reviewed and recommended by Administrative Assessor Burgess and as listed is the Accountant reports in agenda item #3 below: No changes were offered. **Approved as recommended:** Arvanitis - aye, Stein – aye, Shpetner – aye.

3. A motion was made and seconded to approve for signature stamps the following Accountant reports:

- Motor Vehicle Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2025	January (2025)	\$ 189.73
2025	February (2025)	\$7,436.94

- Real Property Exemptions:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2025	February	\$2,606.00.

- Real Property Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2025	January	\$ 0.00
2025	February	\$1,831.53

- Community Preservation Act Exemptions and Abatements:**

<u>Commit. Year</u>	<u>Report Date</u>	<u>Total Amount Abated</u>
2025	January	\$ 0.00
2025	February	\$364.75

No changes were offered. **Approved as provided:** Arvanitis - aye, Stein – aye, Shpetner – aye.

4. A motion was made and seconded to approve for signature stamps the following Excise Commitments:

<u>Commitment Date</u>	<u>Commit. Number</u>	<u>Total Commitment Amount</u>
January 23, 2024	7 th	\$ 1,637.26
January 30, 2025	1st	\$189,298.62

No changes were offered. **Approved as provided: Arvanitis - aye, Stein – aye, Shpetner – aye.**

7. Chapter 61, 61A, and 61B: On December 18 2024 W. D. Cows Inc. sold Lot U-11 to Lyme Quabbin Inc. Lyme Quabbin Inc. provided Assessors with a notarized affidavit of the entity’s intention to continue to use the property in accordance with the Massachusetts General Laws Chapter 61 Forestry classification. **A motion was made and seconded to approve a corresponding lien release on Lot U-11 (Form CI-9) for W. D. Cows, and a lien (Form CI-3) for Lot U-11 for Lyme Quabbin Inc.:** Assessors voiced having read newspaper accounts of the much larger sale, of which Shutesbury’s Lot U-11, was only a small part, involving multiple parcels in multiple area towns. No changes were offered to the prepared documents. **Approved as provided: Arvanitis - aye, Stein – aye, Shpetner – aye.** Howard will have his signatures notarized on both documents, which will be filed at the Franklin Registry of Deeds by Attorney Robert Spencer.

8. Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting: None.

9. Schedule Next Meeting: Wednesday April 16, 2025 at 6:30 PM.

A motion was made and seconded to adjourn at 6:30 PM: Arvanitis - aye, Stein – aye, Shpetner – aye.

Respectfully submitted, as approved on April 16, 2025,

**Leslie Bracebridge
Assessors’ Clerk**

List of Documents used at the meeting:

1. February 12 2025 meeting agenda.
2. January 15, 2025 draft meeting minutes.
3. Abatement and Exemption Forms 147/147E as summarized in Agenda Items 5 and 6.
4. Summaries of abatements and exemptions to Accountant as detailed in minutes.
5. Form 56 - Motor Vehicle Excise Tax Commitments to Collector as summarized in Agenda Item 4.
6. Chapter 61 Forms CI-3 and CI-9 as in Agenda Item 7.