

Board of Assessors – January 11, 2010

The meeting was called to order at 5:40PM by Chairman Jay Newton. Present were Board Members Jack McKiernan and Pete Manning and Assessor Will Naser.

1. The Board discussed the budgets how to proceed. Visit from Town Administrator Suzanne Kennedy and Melanie Phillips to discuss some questions the Board has regarding the increase in budget.
 2. There was a lengthy discussion on the real estate abatements and the process that follows.
 3. There was a discussion on Oak Grove parcels – Pete is making some headway with it.
 4. The minutes of 12-21-09 were approved as written.
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Meeting was adjourned at 7:30PM.

Respectfully submitted,

Terri Balabanis – Administrative Assistant

Board of Assessors – January 25, 2010

The meeting was called to order at 5:37PM by Chairman Jay Newton. Present were Board Members Jack McKiernan and Pete Manning and Assessor Will Naser.

1. The Board reviewed and signed the warrants, commitments, omitted Verizon Internet bill and approved exemptions.
2. The Board reviewed and approved one statutory exemption.
3. Per the open meeting law, if the Board goes on field visits with Will, it is not considered a meeting as long as there are no decision or deliberations.
4. There was a lengthy discussion on Oak Grove and the work Pete is doing.
5. The Board met Dick Swadel of Patriot Properties.
6. Board discussed the abatements and the logistics of it.
7. Jay asked about the Deputy Assessor position – will explained that they sent it out to post on the Mass Appraisal site..

Meeting was adjourned at 7:30PM.

Respectfully submitted,

Terri Balabanis – Administrative Assistant

Board of Assessors – February 22, 2010

The meeting was called to order at 5:40PM by Chairman Jay Newton. Present were Board Members Jack McKiernan and Pete Manning. Also present were Assessor Will Naser and Deputy Assessor Steve Hansen.

1. Will introduced Steve to the Board members.
2. The Board reviewed and signed the abatements that were approved the previous week.
3. The Board set up a meeting schedule as follows (so they can review the real estate abatements: March 29th, April 5^{ht}, 12th, 26^t, May 10th & 24th.
4. Pete is still working on the Oak Grove project – it will be a long & involved process.
5. Board reviewed 4 real estate abatements – 7 Saddle Hill, 4-4 Pine Ridge Way, 11 Independence (lengthy discussion) and 6 Skyline Drive – all approved. Also approved 146 Main Street.

Meeting was adjourned at 7:??PM.

Respectfully submitted,

Terri Balabanis – Administrative Assistant

Board of Assessors – February 8, 2010

The meeting was called to order at 5:40PM by Chairman Jay Newton. Present was Board Member Jack McKiernan and Assessor Will Naser. Pete Manning will join the meeting later.

1. The Board reviewed and signed the new statutory exemptions and excise abatements..
2. The Board reviewed and approved a letter for the Water Sewer Commission regarding the duplicate betterment lien filed at the registry for 86 Village Street.
3. The Board voted to support the increase in the Senior Work Off dollars from \$750 to \$1000.
4. Pete Manning joined the meeting at 6:30pm.
5. after lengthy discussion, the Board discussed and approved five real estate abatements and one personal property abatement

Meeting was adjourned at 7:50PM.

Respectfully submitted,

Terri Balabanis – Administrative Assistant

Board of Assessors – March 22, 2010

The meeting was called to order at 6:15PM by Chairman Jay Newton. Present were Board Members Jack McKiernan and Assessor Will Naser.

1. The Board voted on two personal exemptions.
2. Board reviewed 8 applications for abatement with Will.
3. Next meeting is April 5th at 5:30pm

Meeting was adjourned at 8:45PM.

Respectfully submitted,

Will Naser, Principal Assessor

Board of Assessors – March 8, 2010

The meeting was called to order at 5:40PM by Chairman Jay Newton. Present were Board Members Pete Manning and Assessor Will Naser.

1. The Board signed exemptions and abatements.
2. There was a discussion on the ATB case for 51 Alder Street – Board is standing on value – no settlement suggested.
3. The Board and Will discussed, reviewed and processed 7 residential applications.

Meeting was adjourned at 8:40PM.

Respectfully submitted,

Will Naser, Principal Assessor

Board of Assessors – April 5, 2010

The meeting was called to order at 5:40PM by Jack McKiernan. Also present was Board Member Pete Manning and Assessor Will Naser.

1. There was a discussion on the Oak Grove Parcels – Pete thinks we should talk to register O'Donnell when he is here on May 5th to see what kind of guidance or assistance they can give us.
2. Board signed excise, real estate and 1 personal property abatement.
3. The minutes of March 22, 2010 were approved as written.
4. The Board discussed the TIF agreement for 51 Alder Street.
5. There was a discussion on the abatements for Granite Estates – what happens if the Town does not accept the land? Board wants to see if Paul & George will extend the deadline on approving the abatement.
6. Will to write a letter to Granite Estates to request the extension.
7. Discussion on Sithe/Excelon abatement. Will to call DOR to see what current agreement should be used for FY10.

Meeting was adjourned at 8:30PM.

Respectfully submitted,

Will Naser, Principal Assessor
And
Terri Balabanis, Administrative Assistant

Board of Assessors – October 18, 2010

The meeting was called to order at 5:35PM by Chairman Newton. Also present were Pete Manning and Jack McKiernan. Will Naser arrived at 5:45 pm.

1. The Board signed the excise warrant and commitment.
2. The minutes of September 27th were approved as written.
3. Board decided to review 10% of the exemptions and CPA apps as an audit.
4. Board to review the Senior Tax work-off. They will adjust the spreadsheet (Terri emailed to them).
5. Board asked Will to follow up on some information on applications: call DOR regarding the Veterans' 22E clarification and to prepare exemptions for review (orderly).
6. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Habitat for Humanity brochure
 - Letter from taxpayer at 13 Hunter Lane

Meeting was adjourned at 7:45M.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – October 25, 2010

The meeting was called to order at 5:35PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed the excise abatements and various exemptions applications.
2. The Board then reviewed the CPA Surcharge exemption applications.
3. Board reviewed the suggested meeting dates – all are approved.
4. Will spoke about the new map/parcel ID project.
5. Will discussed the rollout of the town's new GIS project.
6. Will discussed the FY11 certification process. Discussed sales and new growth information.
7. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Excise abatements (NOT public)

Meeting was adjourned at 8:25PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – November 15, 2010

The meeting was called to order at 5:35PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed minutes from the meeting of November 8, 2010.
2. The Board discussed and signed exemptions.
3. The Board reviewed the ATB case for BAM/Verizon Wireless and the withdrawals for 2009, 2008 & 2004. The Board signed the settlements for these years.
4. Will mentioned that he is close to hiring a Deputy Assessor.
5. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Excise abatements (NOT public)

Meeting was adjourned at 7:05PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – November 22, 2010

The meeting was called to order at 5:35PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed minutes from the meeting of November 15, 2010.
2. The Board discussed and signed meeting minutes, abatements and exemptions.
3. The Board discussed the Tax Classification Hearing and presentation.
4. Pete Manning left the meeting at 6:00pm to go to another Town Meeting.
5. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Excise abatements (NOT public)
 - Tax Classification documents

Meeting was adjourned at 6:35PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – November 29, 2010

The meeting was called to order at 5:40PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan, Will Naser, Suzanne Kennedy and Duane Adams from Mayflower Valuation.

1. The Board discussed and signed meeting minutes, excise abatements and warrants and commitments.
2. Duane explained AssessPro and Valuation theory. They discussed the recap & interim year adjustments, as well as reviewed a property record card.
3. Board set the next several meetings: January 24th, February 7th and February 21st.
4. There was a discussion on different approach for the FY12 Tax Classification hearing.
5. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Excise abatements (NOT public)
 - Recap FY11
 - Property record card of 46 Coffee Street

Meeting was adjourned at 7:23PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – November 8, 2010

The meeting was called to order at 5:40PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed the excise abatements and various exemptions applications and excise abatements.
2. Will discussed the recap and the Board reviewed the LA-15 and the LA-13.
3. Board asked questions about the stats – how are they determined? Dwayne from Mayflower Valuation will come in for further explanation at the November 29th meeting.
4. Board reviewed the Bell Atlantic ATB costs. Will to gather more info from Verizon representative.
5. Will discussed the FY11 certification process. Discussed sales and new growth information.
6. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Excise abatements (NOT public)
 - Preliminary Recap docs (LA-13 & LA-15)

Meeting was adjourned at 8:49PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – December 13, 2010

The meeting was called to order at 5:30PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board reviewed the letter from the resident of 13 Hunter Lane. The owners will attend the meeting on December 27th.
2. Board signed the Motor Vehicle abatements and the Bell Atlantic abatement.
3. Board signed the DOR reconsideration letter for Granite Estates, Inc.
4. There was a discussion on different approach for the FY12 Tax Classification hearing.
5. Pete Manning left the meeting at 5:59 for another Town Meeting.
6. The Board reviewed and signed the Statutory Exemptions.
7. Board reviewed the meeting schedule that was set at the last meeting. Since the 21st of February is a holiday, the meeting will be on Tuesday the 22nd.
8. Will discussed the 1 Tulip Way abatement – the Board voted “deemed denied” on the FY10 application.
9. There was a CPI vs. Prop 2 ½ discussion. Jay wants to present a comparison to the Board of Selectmen.
10. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - Excise abatements (NOT public)
 - 1 Tulip Way abatement (NOT public)

Meeting was adjourned at 7:25PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors’ Office if applicable.

Board of Assessors – December 27, 2010

The meeting was called to order at 5:30PM by Clerk Jack McKiernan. Also present were Pete Manning and Will Naser.

1. The Board signed the tax billing abatements and exemptions.
2. Board signed the 1 CPA exemption application.
3. Will explained the tax billing file (MUNIS) issues to the Board..
4. Pete asked about CPI vs Proposition 2 ½ percentage discussion from last meeting. The Board discussed the comparisons.
5. Documents that were discussed/revised during the meeting*:
 - Exemption applications (NOT public)
 - CPA exemption application (NOT public)
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Meeting was adjourned at 6:25PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

*All documents are available for review at the Assessors' Office if applicable.

Board of Assessors – April 12, 2010

The meeting was called to order at 5:40PM by Chairman Jay Newton. Also present were Board Member Jack McKiernan and Assessor Will Naser.

1. Board reviewed and signed excise and real estate abatements.
2. Mr. Poteau's representative was n to discuss 2, 4 & 6 Main Street at the current 4 Main Street location. He will get letter from Ellen Rosenfeld stating that she has no objection to making her parcel of land number 8 Main Street. Once that is received, Will to move forward with it.
3. Will discussed the SITHE abatements and the agreements he found. Not even sure if Medway is currently under ANY type if agreement with them. Will to talk to Town Counsel.
4. There was a lengthy discussion on the Pine Ridge Condo abatement and how Condos are assessed – common areas and land.

Meeting was adjourned at 7:30PM.

Respectfully submitted,

Terri Balabanis, Administrative Assistant

Board of Assessors – April 26, 2010

The meeting was called to order at 5:35PM by Assessor Will Naser. Also present were Board Members Pete Manning and Jack McKiernan. Chairman Jay Newton will be late if he can make it.

1. Board reviewed and signed excise abatements.
2. Will gave Pete a map of Oak Grove. Pete said he is moving along with the project but it will take time.
3. There was a lengthy discussion on the SITHE abatement. Will talked to both Town Counsel and the DOR – we are not currently under kind of agreement them. The assessed value was based on the form of list SITHE provided to Medway. On the FOL, they just listed “equipment”, so the Board wants a more detailed list. Will to contact the lawyer and ask for it.
4. Will told the Board that Bell Atlantic Mobil has called and wants to settle. He has already done so with several other Cities and Towns. Will to contact the other Towns and see what they have agreed to, if anything.
5. Will to look for the Form of Lists for them for 2004, and 2008-2009.
6. Chairman Newton joined the meeting at 6:35pm
7. Pete asked about the Patriot roll out.....Will told them we had some field cards and showed them.

Meeting was adjourned at 6:55PM.

Respectfully submitted,

Terri Balabanis, Administrative Assistant

Board of Assessors – May 10, 2010

The meeting was called to order at 5:35PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Assessor Will Naser.

1. Will discussed the affordable housing tour and the different options that available.
2. The minutes of April 26, 2010 were approved as written.
3. Board reviewed and signed excise abatements.
4. Will discussed the Sithe abatement and the fact that he requested a form of list from Dan Sacco. He has not yet received it back. He will send a certified, return receipt requested letter to Dan stating that the Board wishes to extend the abatement deadline by 30 days. Letter to state that if we do not hear back it within 30 days it will be deemed denied. Board wishes to have it say that we are still awaiting a response from the last communication sent.
5. There was a lengthy discussion on Verizon (Bell Atlantic Mobil) and the settlement they are proposing. Will to contact the Hopkinton Assessor to get advice on the depreciation schedule.

Meeting was adjourned at 8:05PM.

Respectfully submitted,

Terri Balabanis
Administrative Assistant

Board of Assessors – May 24, 2010

The meeting was called to order at 5:32PM by Clerk, Jack McKiernan. Also present was Board member Pete Manning and Principal Assessor Will Naser.

1. The Board reviewed and signed warrants and commitments for motor vehicle excise and also signed motor vehicle excise abatements.
2. Will Naser updated SITHE/EXCELON abatement application proceedings-information request letter sent and received by SITHE attorney. No other information received.
Jack M. to gather information on previous agreements with SITHE with former Board of Assessor member. He'll report back when information is obtained.
3. Will Naser updated members on Patriot database conversion. Town is hopeful to receive software installation by May 28, 2010. The month of June will be used to check converted data, with a date of July 1, 2010 to go live with new system.

Meeting was adjourned at 7:30PM.

Respectfully submitted,

Will Naser – Prinicipal Assessor

Board of Assessors – June 7, 2010

The meeting was called to order at 5:38PM by Chairman Newton. Also present were Pete Manning and Jack McKiernan.

1. The Board signed the excise abatements.
2. The minutes of June 7, 2010 were approved as written.
3. There was a lengthy discussion on the Patriot System. Terri showed the Board the system.
4. The Board asked about the neighborhood codes – will they be fixed in time for the billing? Board will talk to Will about it the next meeting.
5. Terri told the Board about Melanie's concerns regarding the interest rates for deferrals. Pete will call several towns to see what they do. He will bring it to the next meeting he is at.
6. There was a discussion on the contracts that are outstanding or being worked on.
7. There was a lengthy discussion on Oak Grove – Pete has made some headway.

Meeting was adjourned at 7:05PM.

Respectfully submitted,

Terri Balabanis
Administrative Assistant

Board of Assessors – June 7, 2010

The meeting was called to order at 5:05PM by Chairman Newton. Also present were Jack McKiernan and Assessor Will Naser. Pete Manning will join the meeting later.

1. The Board signed the excise abatements.
2. The minutes of May 10, 2010 were approved as written.
3. Pete Manning joined the meeting at 5:30pm.
4. There was a lengthy discussion on the email from Dan Sacco regarding Sithe. Board voted to deny application and in doing so, get more time to gather information and get an appraisal done.
5. Pete gave an update on Oak Grove. Pace did a lot of work on it several years ago and Pete was able to get hard copies of all of the work. This will make it very easy and very quick to accomplish the work.
6. Will discussed the Patriot Conversion....we are playing with it and learning.

Meeting was adjourned at 7:00PM.

Respectfully submitted,

Terri Balabanis
Administrative Assistant

Board of Assessors – July 19, 2010

The meeting was called to order at 5:40PM by Chairman Newton. Also present were Jack McKiernan and Will Naser.

1. The Board signed the excise abatements.
2. The Board signed the acknowledgements for the Open Meeting Law Changes.
3. There was a lengthy discussion on the Patriot System conversion. Will explained to the board what is being done to make sure that the values mimic the PK System.
4. Will discussed the office build out. He showed the Board the other offices that have been completed.
5. There was a discussion on the neighborhood codes for unbuildable lots. Will to run a report to see if he and Dwayne should create a new code.
6. Board discussed the Personal Property abatement for Medway House of Pizza that the Selectmen sent over. Jack moved to abate it and Jay seconded it.
7. The meeting schedule is as follows: Monday, September 13th and Monday, September 27th, Tuesday, October 12 and Monday, October 25th.

Meeting was adjourned at 7:25PM.

Respectfully submitted,

Terri Balabanis
Administrative Assistant

Board of Assessors – August 23, 2010

The meeting was called to order at 5:39PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed the excise abatements and CPA reimbursement request.
2. There was a discussion about the origin of the paid sewer betterments – the Board asked to table signatures until Will could get more information.
3. There was a discussion on 13R Tulip Way – the Board is requiring more information from the Selectmen. They asked Will to gather more information from the Town Administrator.
4. Will created a neighborhood code to treat all the Oak Grove parcels similarly. This will aide in the valuation of vacant parcels for FY11..
5. There was a discussion on the Deferral interest rates. The Board is not currently inclined to change the rate. They wish to have a discussion with the Treasurer.

Meeting was adjourned at 7:59PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

Board of Assessors – September 13, 2010

The meeting was called to order at 5:36PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed the excise abatements.
2. The minutes of September 13th were approved as written.
3. The Board voted to hold the September 27th meeting at 4:00pm.
4. Will told the Board about the contract progress with PeopleGIS – the map/parcel ID changes are in progress and the GIS (so we can do abutters lists) will begin in October
5. There was a discussion on the Oak Grove/Vacant Land parcels.....Will to produce reports for the Board Members.
6. There was a lengthy discussion on 13R Tulip Way...the Board gave Will two directives: ask if an 8 of 58 is binding and is it ok to abate prior to Town Acceptance?

Meeting was adjourned at 7:54PM.

Respectfully submitted,

Will Naser, MAA
Principal Assessor

Board of Assessors – September 27, 2010

The meeting was called to order at 4:05PM by Chairman Newton. Also present were Pete Manning, Jack McKiernan and Will Naser.

1. The Board signed the excise abatements as well as the warrant and commitment.
2. The minutes of September 13th were approved as written.
3. There was a discussion on the Oak Grove parcels – Will processed reports as the Board reviewed information.
4. 13R Tulip Way – OK to be sent to the DOR – Will to send it tomorrow.
5. There was a discussion on Sewer betterments – Will to research.

Meeting was adjourned at 5:59M.

Respectfully submitted,

Will Naser, MAA
Principal Assessor