

MP CME

TOWN OF LUNENBURG
BOARD OF ASSESSORS
P.O. BOX 135
LUNENBURG, MA. 01462

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FEB 16 2011

Minutes from the Board of Assessors meeting held: July 13, 2010

LUNENBURG TOWN
CLERK OFFICE

The meeting opened at 5:40 pm. Present: Chris Comeau - Chairman, Matthew Papini, Sr., Board Member, Harald Scheid, Regional Assessor, Kerry Speidel, Town Manager, and Louise Paquette, Administrative Assessing Assistant.

Chairman, Chris Comeau opened Regular Session with a motion to enter into Executive Session for the purpose of reviewing and discussing the Request for Proposal bids for the Property Tax Administrative Services for the Towns of Ashby and Lunenburg. Chair also announced that the meeting will reconvene in Regular Session after the Executive Session. Matt Papini seconded the motions. Harald excused himself during the Executive Session.

Regular Session opened at 6:09 pm. Present: Chris Comeau - Chairman, Matthew Papini, Sr., Board Member, Harald Scheid, Regional Assessor, Louise Paquette, Administrative Assessing Assistant. Also in attendance was Louis J. Franco of 250 Arbor Street; Candidate for Member of the Board of Assessors.

Board reviewed and approved current expense vouchers, abatements, warrants, payroll & minutes.

Board welcomed Mr. Franco to the meeting and invited him to tell a bit about himself and why he was interested in serving on the Board of Assessors'. Chris gave an overview of the responsibilities of the Office. Mr. Franco stated that he has spoken in length with Harald and welcomes the challenge of the position. The Board voted in favor of his appointment to the Board and Chairman will send a letter to the Board of Selectmen with the recommendation of the appointment. The appointment will need to be voted at the next Selectmen's' Meeting (7/20) and appointment will be in effect until the next Town Election (May 21, 2011). At the close of this discussion, Mr. Franco excused himself.

Louise reviewed and reported the overlay balance account. As of June 30, 2010 there remains a balance of \$29,203.67 for FY10. She reported that the opening balance from recap was \$141,582.64. The overall total exemptions / abatements were \$112,378.97 in FY 10. Harald reported that he has submitted a report to Karen regarding the ATB cases pending. (See Attached)

Louise reminded the Board that Frank Natale CEO & Chairman of Vadar Systems, Inc will do a software presentation on July 20th at 10:30am. Harald stated he plans on attending. The Board reiterated that they are in support of anything we decide.

Emerald Place project is moving quickly. An Open House invitation for Wed., July 14th, has been received by all Town Employees. Harald and Louise stated that they will be attending. Louise will pick up any "hand-out" documentation regarding the properties. David will be inspecting again and Matt requested that he "tag" along with him when he does. Louise will inform David with that request.

Harald reported that we are in receipt of a letter from Verizon Wireless regarding a settlement proposal for the Town of Lunenburg. The letter states that Verizon will agree to drop the pending appeal for FY 10 relating to Bell Atlantic Mobile of Mass Corp, Ltd. - d/b/a Verizon Wireless, if we meet the following condition: agree to a Tax Abatement for the FY10 of \$1,700.00. The total FY10 PP Bill was \$3,635.20 based on an assessment value of \$256,000.00. Chris requested Harald's advice in this matter. Harald supports the request and the Board voted to rescind the original denial and process the Tax Abatement. Chris signed the agreement and Louise will fax it to Verizon Wireless. The Board will await the copy of the filed withdrawal. Louise will process the abatement report and present it at the next meeting.

Board presented, reviewed and signed the Omitted & Revised Assessment report for FY10 as requested by the DOR. The report states that Chapter 61A Rollback Taxes committed totaled \$9,465.51 and the total for Chapter 61 Forest Rollback taxes committed was \$1,674.88.

Harald asked the Board how the meeting went regarding the Proposal for Bids. Chris informed Harald that RRG was the only proposal received and that the meeting had adjourned without making any decisions. He informed Harald that the Town Manager and the Board reviewed his proposal and they discovered that Assessment Staffing was not noted in the proposal. Chris stated that he and Kerry are requesting an addendum to the proposal stating the amount of service time that RRG will deliver each Fiscal Year (as was stated in prior contracts). Chris stated that once he fulfills this request, barring there are no other omissions to the proposal, the Board will recommend that the contract move forward. Harald assured the Board that this will be done and there will be NO changes to the former contract. He stated that he will be in touch with Kerry. Harald also informed the Board that he will be going to meet with the Board of Assessors in Ashby tomorrow night to discuss the Regional Contract with them.

There was some discussion regarding revaluations / periodic inspections for personal property. Harald explained that there is a nine year period that the State mandates for inspections of PP. The Town voted at Town Meeting to appropriate \$15,000 for this periodic inspection. This inspection will entail every listed parcel. Chris stated that the Board in the past has made a conscious decision not to chase businesses.

The question came up regarding cyclical property inspections for Real Estate properties. Presently, properties are inspected by request; during abatement period; post building permits and during the revaluation period, etc. Harald stated that he added cyclical property inspections as an optional item with his proposal. Chris suggested that he felt it would be best to table the discussion for the time being. He felt that we should inform Kerry at a later time that we will need to start setting up how we, "the Town" want to build up the funds to support these inspections.

Discussion regarding the date for the next meeting: Board wishes to meet in August on the 3rd at 5:30 pm. Harald stated that he won't be available but will have David attend.

Meeting adjourned at 7:22 pm.

Respectfully Submitted,



Louise Paquette
Administrative Assessing Assistant

Lunenburg Board of Assessors
 Pending Appellate Tax Board Cases and Estimated Liabilities
 Updated: July 13, 2010

Outstanding Appellate Tax Board Cases as of June 30, 2010

Fiscal	Appellant	Docket	Original Value	Tax Rate	Tax Amount	At Risk
2006	New Cingular Wireless PCS, LLC	269631	19,100	12.41	237.03	154.07
2007	New Cingular Wireless PCS, LLC	284644	307,700	12.13	3,732.40	2,426.06
2008	New Cingular Wireless PCS, LLC	289965	346,300	12.23	4,235.25	2,752.91
2008	Nextel Communications of the Mid-Atlantic	291545	69,000	12.23	843.87	548.52
2008	Omnipoint Communications, Inc.	290321	198,100	12.23	2,422.76	1,574.80
2010	CVS 1884 MA, LLC	30602C	1,858,200	14.2	26,386.44	6,596.61
Total Abatement Exposure						\$ 14,052.96