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

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**JAN 09 2013**

**LUNENBURG TOWN  
CLERK OFFICE**

**Minutes from the Board of Assessors meeting held: November 13, 2012**

The meeting opened at 6:10 pm.

Present: Board Members, Louis J. Franco, Matthew J. Papini, Sr., Regional Assessor Harald Scheid and Louise Paquette, Administrative Assistant. Not present: Chris Comeau, Chairman

Board reviewed and approved abatements, expense vouchers, commitments, warrants, and minutes from the meeting held on October 2, 2012.

Louise presented approx. 30 statutory exemption applications. The Board reviewed and approved all applications totaling \$18,686.00. Louise reported that the Tax Work Off program tally at this time was not complete; Board will review the totals submitted at the next meeting.

Louise reported that a FINAL Chapter letter was sent on October 4, 2012 as directed by the BOA to approximately (10) ten chapter land owners who failed to return their FY14 applications. The letter stated that the BOA was allowing applications to be returned no later than October 18, 2012. Louise stated that a couple of applications were returned later and one applicant, Padula / Lunenburg, LLC notified the office that he no longer wishes to be classified in Chapter 61A. (Property located at 137 Leominster-Shirley Rd., and 1501 Rear Lancaster Avenue). Harald explained to the Board that he has been conferring with the property owner and with the Town Manager regarding the Town's Right of First Refusal and the roll-back tax figure. The BOA reviewed and granted 67 chapter applications and tabled the remaining 6 applications for further review.

Harald spoke with the Board regarding the Classification Hearing which will be held tonight at 7:15 with the BOS. Louise stated that the hearing notification was published in the Lunenburg Ledger on November 2, 2012. Harald explained that his recommendation is to maintain the single tax rate for both residential and commercial properties. He explained that the commercial and industrial base is so small that we would have to drastically increase these numbers to see a decrease in residential. He noted that the commercial and industrial base represents about 10 percent of the town's overall assessment; that it would mean increasing the commercial base 10 percent to see a 1 percent reduction in residential properties. Harald reported that there has been little movement in sales this past year and feels we may have reached the bottom of the market, thus any further reduction of valuation would not be indicated. He stated that potentially the tax rate will be \$17.30 per thousand and the average assessed home has a value of \$247,800.00. He does not anticipate a "flood" of abatement applications.

Harald reported that the Appellate Tax Board has informed us of their decision regarding the 2009 PP abatement appeal received from Verizon New England Inc.; case was settled in favor of the applicant. Harald spoke of the letter received by Chu, Ring & Hazel LLP (Verizon's Attorneys), and stated that he will be addressing the abatement settlement with the Town Manager and the Accountant. He reported that the payment presently stands at the amount of \$44,154.74 and is accruing interest at 8 percent from May 1, 2009. Harald explained that there are no other appeals pending. Louise reported on the balance of the Overlay accounts and the Board reviewed and approved to release the following overlay surpluses which will deplete balances of all FY overlay accounts:

FY 2010: \$14,860.27    FY 2011: \$4,385.99    FY 2012: \$29,226.73

Louise presented the 2013 Tax Map Maintenance Contract received on from Cartographic Associates, Inc. The Board voted to table the signing of the contract at this time due to an omission in the scope of services. Louise will contact them for clarification.

The Board voted to meet on Tuesday, December 4, 2012 at 6:00pm. Meeting adjourned at 7:05 pm.

Respectfully Submitted,



Louise Paquette  
Administrative Assistant  
To the Board of Assessors

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