



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

Minutes from the Board of Assessors meeting held: May 6, 2014

The meeting opened at 5:45 pm. Present: Chairman, Louis Franco, Board Member, Matt Papini, Sr., Regional Assessor, Harald Scheid and Louise Paquette, Administrative Assistant. Board Member, Christopher Comeau not present.

Board reviewed and approved current expense vouchers, abatements, warrants, commitments, April 1, 2014 minutes & payroll.

BOA reviewed and committed additional FY14 Supplemental RE bills, which reflect properties that were under new construction and now have occupancy permits. One bill was committed on April 22nd in the amount of \$8,402.86 and one bill to be committed on May 12th in the amount of \$1,292.69. Louise reported the FY14 Supplemental bills for new construction now total \$58,450.80.

BOA is in receipt of 6 ABC applications (Religious & Charitable Organizations) seeking FY15 property tax exemptions. Harald presented all the applications for review and approval. They are as follows:

- Lunenburg Historical Society (History Museum) – 10 School St. - **Granted**
- Twin City Baptist Temple – (Religious Education) - 194 Electric Ave - **Granted**
- Twin City Baptist Temple – (Vacant Land) – 190 Electric Ave. – **Denied**
- Twin City Baptist Temple – (Vacant Land) – 101 Pleasant St. - **Denied**
- CIL Realty of Massachusetts, Inc. – (Group Home) - 463 West Townsend Rd. - **Granted**
- The Institute of Professional Practice, Inc.- (Group Home) - 67 West St Terrace - **Granted**
- Seven Hills Community Services, Inc. – (Group Home) - 308 West St. - **Granted.**
- United Parish Assembly, Inc. – (Religious Education & Administration)- 39 Main St. - **Granted**

Harald stated that he will send notification letters to all Applicants informing them of the Boards' decisions.

Louise reported that she has electronically submitted the final FY 2014 Statutory Exemption report to the state. The Board reviewed and signed the "hard" copy and it will be filed. Total exemptions reported to the state are \$93,115.33 and a total of \$258.75 in MVE exemptions. She reported that no tax deferral applications were submitted this year. Louise stated that the report does not take into account the tax work off program which totaled \$7,500.00 in exemptions. A copy of the report will be given to the accountant. Louise informed the Board that the total overlay expense report is \$123,225.96 and the recap total is \$145,256.60, with a balance remaining of \$22,030.64.

Harald presented a Chapter 61A Land Tax Lien for review and approval for 920 Rear Lancaster Ave – Map 120, Parcel 11. Property ownership was identified this past October in the name of Iannacci, John & Patricia, Trustees, Iannacci Living Trust. Prior to this, the property ownership was unknown. Harald explained that the 2.66 acre property is listed on the Forest Management Plan as an orchard; however, the lien for 932 Lancaster Ave (Map 119, Parcel 09) did not include the 920 R Lancaster Ave parcel. Board reviewed the lien and voted to grant the Chapter 61A Land Tax Lien. Louise will notify the owner regarding the recording fee and will send the lien for recording.

Harald spoke with the Board regarding Solar Pilot Payments / Conversion to Equivalent Assessed Value. He stated that the DOR has determined that pilot programs would need to be integrated through the tax program.

Harald reported that John Juhl, Developer, had contacted him regarding a favorable tax figure in order to move ahead in the development for Senior Housing to be located at the former Primary School. Harald stated that he has been communicating with him and informed him that the average valuation he proposed for the affordable

units is lower than we would likely land. He explained that the Town's valuations are derived through a capitalized income approach which would be in the vicinity of \$50,000 to \$55,000 per unit, yielding an annual tax for the project of \$38,700 to \$42,500 at the present tax rate. He explained that the Developers' proposal costs are approximately \$255K.- \$260K per unit. Harald reported that Mr. Juhl has contacted him and feels that the amount of projected tax would make this affordable senior housing project unfeasible given all the other requirements imposed by federal & state lenders as well as investors involved in the development. Harald also reported that Mr. Juhl has expressed interest in the T.C. Passios School. Harald stated that he will be having a discussion with the Town Manager soon and will report back to the Board.

Harald discussed the Chapter 61A application (Central Mass Garden's Inc.) which was" tabled "last fall. Harald has been in discussion with the owner of the property located at 621 Chase Rd., and it has been determined that the property does not have 5 acres actively devoted to productive plants. The Board reviewed the FY15 application which was submitted in August 2013 and, after discussion, they voted to NOT approve the chapter application. Harald will send a letter notifying the owner of the Boards' decision. Harald stated that at this time the lien will remain on the property.

Harald reported that it is a recertification year and the DOR has requested approximately 150 property record cards for inspection; he wanted to make the Board aware that the State Inspector will be out soon. Harald anticipates that there could possibly be a 3% increase in values for FY15.

Next meeting will be held on Tuesday, June 3, 2014 at 5:45 pm. Harald stated that he may not be in attendance.

Meeting adjourned at 6:55 pm.

Respectfully Submitted,

Louise Paquette
Administrative Assistant
Office of the Board of Assessors