



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

Minutes from the Board of Assessors meeting held: June 3, 2014

The meeting opened at 5:45 pm. Present: Chairman, Louis Franco, Board Members, Matt Papini, Sr., & Christopher Comeau, Associate Assessor, David Manzello and Louise Paquette, Administrative Assistant.

Board reviewed and approved current expense vouchers, abatements, warrants, commitments, May 6, 2014 minutes & payroll.

Reorganization: Lou was reelected on May 17th to serve on the Board of Assessors for three years. Chris motioned that Lou continue to serve as Chairman of the Board and was seconded by Matt. Lou thanked the Board members for their support and agreed to continue serving in this capacity.

Louise reported that Harald has been corresponding with Lancaster Land Trust, Inc. regarding their request to be classified as a charitable organization thus allowing the property to be tax exempt under MGL C59 S5 Clause Third. Louise explained that as of May 16, 2014, the Massachusetts Supreme Judicial Court issued a landmark decision regarding New England Forestry Foundation, Inc v. Board of Assessors of Hawley. The "SJC" voted to uphold the tax exempt status of conservation land held by charitable conservation organizations. After reading the notice provided by Attorneys Rope & Gray, the Board discussed that the property owner of 0 Rear Kaleva Road, Map 149, Parcel 2 be contacted, and requested that the 3 ABC application be sent along with Form 1B-3 / Clause 3 form for completion. The application & form when approved, will grant a full exemption of fiscal year 2015 property taxes.

Louise reported that the Tax Collector compiled the Real Estate Tax Statements to support the DOR Approval Notice (File No. 2013-563) granting the abatement of 2001-2013 Real Estate Taxes, Interest & Costs regarding 163 Lancaster Ave (Map 81 - Parcel 1) & 171 Lancaster Ave. (Map 81- Parcel 2) Louise provided a report from the Tax Collector regarding the amounts to be abated which included the taxes, interest and costs at the time of taking. After reviewing, the Board voted to approve \$14,009.01 for 163 Lancaster Ave. and \$92,303.76 for 171 Lancaster Ave. Harald will contact the Bureau of Municipal Finance Law (DOR) showing the property tax amounts abated with interest and taking costs.

Louise reported that the FY15 Prelim Re Billing is underway and she expects that the process should be completed by the 19th. The mailing date is slanted for June 27th.

Louise informed the Board that the property located on 145 Page Street currently under Chapter 61A is under agreement to be sold. The owner has filed a letter on 5/28/14 with this office, the Board of Selectmen, Conservation Commission, and Planning Board seeking to convert its remaining 13.03 acres of Chapter Land to residential usage. Louise explained that the property owner must follow procedure for Chapter 61A Right of First Refusal and an item will need to be placed on the Board of Selectmen's' agenda. Harald spoke with the parties involved to explain the procedure and explained that ultimately the Select Board makes the decision to exercise the right of first refusal, which can take 120 days from the date of the notice of the landowners.

David reported that the DOR has begun the triennial inspections. David stated that he will be meeting with DOR Inspector, Bruce Morgan at the end of July to review his findings and report. David explained that he is working on cost tables and rebalancing accounts which will lead to finalization of values.

David reported that there is one ATB case pending this month for property located at 86 Page St. He stated that he will be getting in touch with the property owner prior to the meeting which will be held in Milford, MA.

Next meeting will be held on Tuesday, July 1, 2014 at 5:45 pm.

Meeting adjourned at 6:35 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Louise Paquette".

Louise Paquette
Administrative Assistant
Office of the Board of Assessors