

Fairhaven Board of Assessors

40 Center Street, Fairhaven, MA 02719

508-979-4018/4021

July 13, 2011

The Fairhaven Board of Assessors held a publicly posted meeting at 40 Center Street, Fairhaven, MA on Tuesday, July 12, 2011.

Ronald Manzone, Chair, called the meeting to order at 6:00 PM announcing minutes were being taken by Jane Bettencourt.

In attendance were Ronald Manzone, Pamela Davis, Ellis Withington and Jane Bettencourt.

Pam Davis motioned to approve the June 1, 2011 minutes as presented. This motion was seconded by Ellis Withington. A unanimous vote was heard.

At 6:30 PM, Attorney Mark Murphy came before the board to discuss FY11 appeals for 14 Plaza Way and 154 Huttleston Avenue. Attorney Murphy had e-mailed income and expense information to the members prior to the meeting for their perusal. Ellis Withington had questions regarding missing information provided for 14 Plaza Way which houses Staples, Hungry Heroes, The Dollar Store and McDonalds. Mr. Withington wanted more details of the 2010 sale along with terms of leases of the businesses located on the parcel. Attorney Murphy responded to questions and stated once he obtained his client's permission, he would forward the information. Pam Davis stated the location was great with tons of traffic. The plan of the parcel was studied by all prompting Ron Manzone and Ellis Withington to ask about the vacant land in the rear. Could that be developed? Perhaps another pad for another business? Board members insisted more facts were needed before they could decide on a value for settlement purposes regarding market value of a VERY important parcel in town. Attorney Murphy stated he would get back to the board promptly with information they required. Attorney Murphy then went on to discuss the vacancy at 154 Huttleston Avenue with the members. The owners lost long time tenant Modern Galleries Furniture store and recently opened a furniture consignment store themselves so the building would not remain vacant. Ellis Withington made notes on the record card for Jane to change. Members instructed Jane to contact Attorney Murphy with the change in value and to inform the board the attorney's opinion on new value at the next meeting.

All month end reports for boat and motor vehicle abatements were reviewed by the Board. Pam Davis motioned to sign the reports. Ellis Withington seconded the motion. A unanimous vote was heard.

Jane questioned the board members on a change she had made on a mixed use parcel located at 5 Mill Road and 266 Huttleston Avenue. The owners of this parcel entered 266 Huttleston Avenue into a Trust causing Jane to separate the 2 locations. Mr. Darmafol visited Jane prior to the meeting requesting the two locations be assessed together. The Board members agreed Jane had properly handled the deed transaction and agreed both locations now had to be assessed separately. Members instructed Jane to contact Mr. Darmafol and explain.

At 7:30 PM, Pam Davis motioned to adjourn the meeting. This motion was seconded by Ellis Withington. A unanimous vote was heard.

The next scheduled meeting will be Tuesday, August 23, 2011 at 6:00 PM.

Respectfully submitted,

Jane E. Bettencourt
Administrative Assistant
BOARD OF ASSESSORS

Minutes approved on August 23, 2011 by:
