



TOWN OF MILTON

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BOARD OF ASSESSORS

William E. Bennett, Chair
Brian M. Cronin
James A. Henderson

Robert L. Bushway
Chief Appraiser

The Board of Assessors Meeting Minutes, March 28, 2016

The meeting was called to order at 5:35pm in the Cronin Conference Room at Town Hall. In attendance were James Henderson and Brian Cronin, a majority of the Board. Also present was Chief Appraiser Robert Bushway. Mr. Cronin presided and Mr. Bushway took the minutes. The minutes of March 7th were reviewed and unanimously approved and signed.

The March Monthly Reports of Abatements and Exemptions were reviewed and unanimously approved and signed.

The Board reviewed and approved the 2nd Motor Vehicle Excise Warrant for 2016 in the amount of \$316,375.01

The Board voted unanimously to approve a Clause 22a Veteran's Exemption: Andrew Gruber of 311 Central Avenue.

Mr. Bushway informed the Board that the owner of 3 Stonebridge Lane does not want to accept the offer to settle his fiscal year 2015 Appellate Tax Board case, scheduled for April 7th. Mr. Bushway will inform the Board of any changes.

At 6:05pm, the meeting was joined by Sarah McLaren, Executive Director of Milton Residence for the Elderly (MRE) and Paul Needham, Vice President of MRE. Ms. McLaren and Mr. Needham represent Unquity House at 30 Curtis Road and Winter Valley, located at 600 Canton Avenue. Mr. Needham urged the Board of Assessors to grant a charitable exemption to both properties, primarily citing two specific cases. One case was the Island Elderly Housing v. the Board of Assessors of Tisbury and Mary Ann Morse Healthcare Corp v. the Board of Assessors of Framingham. Mr. Needham believes that both properties in Milton compare favorably with those cases, with primary focus on whether or not the living units were exclusively occupied by the residents or the owners of the property. The portion of the Morse Healthcare facility that dealt with patients suffering from Alzheimer's was granted exempt status. However, the remaining typical assisted living units did not qualify nor were they ever granted tax exempt status. It is these remaining taxable units that Mr. Needham feels compare favorably to Unquity House and Winter Valley Units.

It is the opinion of the Board that neither Milton property qualifies for a charitable exemption, citing the fact that the units are rented. They must be occupied by the charitable organization in order to meet charitable tax exempt status per Mass General Laws, Chapter 59 Section 5.

The Board and Mr. Bushway thanked Ms. McLaren and Mr. Needham for coming to the meeting, at which point, both left the meeting at 6:45pm.

The Board reviewed and unanimously voted to grant the following fiscal year 2016 abatement applications:

PARCEL ID	ADDRESS	RECORD OWNER/APPLICANT	ABATED VALUE
A-10-1B	1259 Brush Hill Rd.	Scheller Family Investments LLC/Sonia Scheller	\$418,800
A-12-1	1399 Blue Hill Ave.	Milton Fuller Housing Corporation	\$2,016,600
A-12-2	1372 Brush Hill Rd.	Milton Fuller Housing Corporation	\$3,024,900
E-27-3	108 Maple St.	Tamara & Kathryn Lange	\$16,100
E-29-3	27-29 Valley Rd.	Jeanne E. Kelley	\$47,400
E-42-9	333 Eliot St	Sharin Samadani	\$37,500
I-20-19	18 Glendale Rd.	David Harney & Stella Harney & Diane Benson	\$40,400
I-26-16	56 Hoy Terrace	Elizabeth Dwire	\$46,900
I-38B-11	136 Gerald Rd.	Eugene & Teresa Jurczuk	\$266,800
K-5A-13	76 Old Farm Rd. 5 Blacksmith Rd.	F. Bernie & Joan C. Lovely	\$174,500
K-6-5A		Richard & Sharon Williams	\$64,900
L-6-54	24 Crestview Rd.	Ann C. & Joseph Gioioso Trustees	\$120,100
N-12-7	23 Parkwood Dr.	John S. Rowe & Philip Johenning	\$47,800

The Board reviewed and unanimously voted to deny the following fiscal year 2016 abatement applications:

PARCEL ID	ADDRESS	RECORD OWNER/APPLICANT	VOTED
A-10-11	1259 Brush Hill Rd.	Scheller Family Investments LLC	DENIED
F-14-2B	191 Adams St.	Matthew F. & Michelle M. Freeman	DENIED
G-30-19	19 Alvin Ave.	Patrick D. & Lorraine C. Ford	DENIED
H-34-7	25 Westvale Rd.	Patricia M. Hennigan	DENIED
J-10-2	12 Meredith Cir.	Mark Pater & Jennifer Agnes Regan Pater	DENIED
J-18-13	73 Sias Lane	Robert L. Harrington	DENIED

The Board reviewed and voted 2 deny and 1 abstained:

PARCEL ID	ADDRESS	RECORD OWNER/APPLICANT	VOTED
E-46-6	30 Curtis Rd.	Unquity House Corporation	DENIED
K-2-1	600 Canton Ave	Winter Valley Residences, Inc.	DENIED

The Board reviewed and voted 2 approve and 1 abstained:


Parcel ID	ADDRESS	RECORD OWNER/APPLICANT	ABATED VALUE
D-59-6	130 Wendell Park	John A. Cronin & Marita Manning Cronin	\$47,500


Mr. Cronin abstained from voting on the above referenced properties.


The Board voted to unanimously adjourned the meeting at 7:28pm

Respectfully Submitted, Robert Bushway; Chief Appraiser

Milton Board of Assessors


William E. Bennett


Brian M. Cronin


James Henderson