



## 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 7, 2016

The meeting was called to order at 5:35pm. In attendance were William Bennett, James Henderson and Brian Cronin, all members of the Board. Also present was Chief Appraiser Robert Bushway. Mr. Bennett presided and Mr. Bushway took the minutes. The minutes of February 22, 2016 were reviewed and unanimously approved and signed.

At 5:40pm, Craig Macnaught of 14 Herrick Drive joined the meeting to discuss the valuation of his residence and fiscal year 2016 abatement application. Mr. Macnaught explained his concerns about his current assessment, specifically as it pertains to his land value. The Board said they would consider his concerns when reviewing the application. Mr. Macnaught left the meeting at 6:15pm.

The Board voted unanimously to approve a Clause 41A Tax Deferral to: Stephen Schiff of 5 Quintin Street in the amount of \$4,615.65

The Board voted unanimously to deny a request for a charitable exemption for the property located at 68 Smith Road, owned by Northeast Conference Corporation, Seventh Day Adventist. Reason: property is not occupied by the owner per Mass General Laws, Chapter 59 Section 5.

The Board authorized Mr. Bushway to offer a settlement offer for property located at 3 Stonebridge Lane, owned by Edward McGourty for a fiscal year 2015 Appellate Tax Board case.

At 6:20pm, 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. They did not render their opinion of value for the abatements filed, however, they also filed for exempt status on both properties. Mr. Needham provided Mr. Bushway with documentation from a 1983 ATB case regarding the Unquity House and the Town of Milton, and Mr. Bushway provided Mr. Needham with documentation from the Mass. Department of Revenue regarding tax exemptions for charitable organizations. The matter was deferred at the request of Mr. Needham to the next Board meeting so that the Board and Mr. Needham can review said documents and investigate further the merits of a possible property tax exemption. It is the opinion of the Board that neither property qualifies for a charitable exemption as 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. Ms. McLaren and Mr. Needham left the meeting at 6:50pm.

A discussion ensued regarding the value of Fuller Village, located at 1399 Blue Hill Avenue and 1372 Brush Hill Road. The Board authorized Mr. Bushway to offer a settlement offer for the fiscal year 2016 abatement applications.

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

PARCEL ID	ADDRESS	RECORD OWNER	VALUE ABATED
D-46A-27	34 Thompson Lane	John Ahonen & Judith Rice	\$18,900
E-17-33	14 Herrick Dr.	Craig & Patricia MacNaught	\$23,700
E-48-8	47 Willoughby Rd.	David Jacobs	\$32,800
B-8A-13	582 Blue Hill Ave.	Jonathan Shapira & Ellen Shapiro	\$36,300
E-22-24	114 Valley Rd.	Thomas M. Watterson & Annette D. Varnier	\$39,400
E-49-45	24 Willoughby Rd	Steven Smith	\$40,000
E-49-42	34 Willoughby Rd.	William H. & Alice Mercer	\$42,000
E-58-1	5 Longwood Rd.	Martin Sheerin & May Lee Low	\$47,000
D-4-15	161 Brook Rd.	Hipolit Zaniewski	\$48,900
B-8A-13A	Blue Hill Ave. (Rear)	Ellen Shapiro & Michael Bloomberg	\$50,600
E-64-3	60 Capen St.	Andrew J. & Andrea M. Synnott	\$69,000

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

PARCEL ID	ADDRESS	RECORD OWNER
A-15-3A	26 Wolcott Rd.	Jan P. Urkevic
A-15-3B	Wolcott Rd.	Jan P. Urkevic
A-15-10	1099 Brush Hill Rd.	Haiyin Yu
D-37-11	489-491 Central Ave.	William J. Giovannucci
D-37-12	Central Ave. (Land)	William J. Giovannucci
D-59-5	Wendell Park	John A. Cronin Trustee & BMC Realty Trust
D-59-7	Wendell Park	John A. Cronin, Trustee WMC Realty Trust
D-59-8	Wendell Park	Marita Manning Cronin
E-30-65	16 Columbine Rd.	Luke & Nina Panarese
E-47-4	25-27 Curtis Rd.	Joyce Caggiano
E-49-40	36 Willoughby Rd.	Clinton Miskell
F-6-7B	40 Cary Ave.	Brooke Whelan
L-9-6	1250 Canton Ave.	Scott & Kathy Weiler

The Board reviewed and voted 2 deny and 1 abstained:

PARCEL ID	ADDRESS	RECORD OWNER
D-59-5	Wendell Park	John A. Cronin Trustee & BMC Realty Trust
D-59-7	Wendell Park	John A. Cronin, Trustee WMC Realty Trust
D-59-8	Wendell Park	Marita Manning Cronin

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

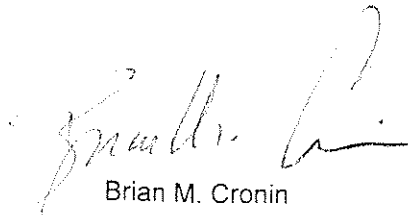
The Board voted unanimously to release overlay surplus as delineated in the table below:

FISCAL YEAR	AMOUNT
2015	\$90,903.74
2014	\$88,139.75
2013	\$42,327.86
TOTAL	\$221,371.35

The next meeting was scheduled for Monday, March 28<sup>th</sup>, at 5:30pm.  
The Board voted to unanimously adjourned the meeting at 9:48pm  
Respectfully Submitted, Robert Bushway; Chief Appraiser

Milton Board of Assessors

William E. Bennett



Brian M. Cronin



James Henderson