

BOARD OF ASSESSORS SPECIAL MEETING
MINUTES

October 21, 2014 @5:30 P.M.

The Board of Assessorø meeting was called to order on Tuesday, October 21, 2014 at 5:47 P.M. In attendance were Paul Buckley, Robert Caruolo, William Barker and Theodora Gabriel

Approve Minutes: The board reviewed and approved the minutes of the October 7th. meeting and also the minutes of the September 24th meeting, as amended.

OLD BUSINESS:

Sign FY'2015 Statutory and CPA Exemptions: The board voted to deny 2 ó Hardship exemptions, approve 1 óVeteranø exemption, 1-41C and 1 CPA exemption.

List of detached structures: Mr. Mathias attended re: 363 Ledge Rd.

The board discussed the list of detached structures with habitable apartments above. (see attached list created by Theo) 31 parcels are coded as 109ø; out of those 15 have structures that have compliments to be a livable space.

363 Ledge is different; prior to 1996 before disposal bills, it was assessed as a 109. (it was servants quarters) This had been the only property with 2 residences classified as a 109.

Mr. Mathias questioned how he is being assessed. Theo stated he is being assessed as having 2 dwellings on one property, classified as 101.

In 1996 the zoning officer gave the owner a letter stating that the residence was strictly a 101. The BOA at that time changed it to a 101 and left the garage assessed as a second residence.

Discussion on the difference of types of apartments; in law, detached, condos, etc. Mr. Mathias would like the legal definition of an in law apartment. The Bylaw for trash bills was written in the 1990ø and needs to be revised. It states that øall residences should get a disposal billö. It does not mention exclusions, condos, etc. It needs to be more defined. There is no official abatement process for disposal bills.

Theo will inform the T.A. of this situation and the issues with the disposal bylaws. The board suggested that Mr. Mathias could also speak to the BOS and the Tax Collector.

The board voted to keep this property coded as a 101 at this time.

Inspection Policy: The board discussed the policy regarding inspections done before and after business hours. Shawn is to put in writing that he said to continue what we are doing. Theo spoke to her insurance company and they said if the vehicle is used for work occasionally it is ok, but if on regular basis, then different coverage may be needed. Gary said the BOS will discuss this.

NEW BUSINESS:

Bristol County Tax Form: The board signed the Bristol County Tax form to Treasurer.

Charter Amendments: The board discussed the Charter amendment language to address appointment/recruitment process. Paul sent an email to TA & Mr. Parker and was told it would put on the agenda for next weekø meeting to discuss. Paul will be attending. Bill and Bob asked Paul to revisit section on recommendations in section B and present during meeting. Paul said he would.

MEETINGS/CONFERENCES:

USPAP: November 18 & 25 in Taunton. Lydia to attend.
Theo to attend Norfolk Suffolk County meeting on 11/6 in Randolph.

OTHER BUSINESS:

Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting: None at this time.

COMMUNITY SPEAKS: (Meeting is being recorded.)

SCHEDULE NEXT MEETING: Tuesday, November 4th, 2014

The board voted to go into Executive Session at 7:10 pm to return to regular session

The meeting reconvened at 7:15 pm.

The Meeting adjourned at 7:18 P.M.

Respectfully Submitted,

Karen Springer
Secretary