

**BOARD OF
ASSESSORS
MEETING
MINUTES**

January 8, 2014

Temporary Town Hall, 3 Milford St., Upton, MA 01568

Chairman Charles Marsden, Assessor Glenn Fowler, Assessor
Teresa Ambrosino, Department Coordinator, Tracey Tardy

1 The meeting, located in the temporary town hall, 3 Milford St. Upton was called to order @ 6:30
2 p.m.

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4 Attendees: Chairman Charles Marsden, Glenn Fowler, Teresa Ambrosino and Tracey Tardy

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6 The meeting minutes from December 30, 2013 were approved.

7
8 The Board approved vouchers

9
10 Motor vehicle certificates and abatement applications were approved

11
12 Month end December motor vehicle abatement report was signed for the Accountant and
13 Collectors office.

14
15 Mail was reviewed

16
17 Kevin Philbrick meet with the assessors regarding his land located on the Upton/Mendon line
18 known on the Assessor's maps as map 35 lot 031.01. The Board reviewed the values with Mr.
19 Philbrick and explained that it was a rear acre lot with no frontage and once the lot was changed
20 and he can now build on the lot it is now considered a prime site with rear acres. Mr. Philbrick
21 understood the reason for the value change. The Board also reviewed the abatement process in
22 case Mr. Philbrick decided he wanted to research it further and file an abatement.

23
24 Assessor Ambrosino contacted Mr. Filios in response to an email the Board received regarding
25 his value for property recently purchased on 158 West River St. Map 31 lots 15 & 16. Assessor
26 Ambrosino explained the valuation procedure, the option to file an abatement by Feb. 1 and the
27 option that Mr. Filios could place the land in Chapter 61B. Mr. Filios was familiar with the
28 abatement process and chapter land... A discussion also took place that Mr. Filios could ask the
29 survey company that he dealt with to find out the percentage of land that was wet lands if he
30 chose the file an abatement.

31
32 The Assistant spoke with the Board about a phone call from Mrs. Nydam from 1 Glen Ave. who
33 needed a site visit scheduled. The Board agreed to have Assessor Fowler and Tracey Tardy go do
34 the site visit. Mrs. Nydam was contacted and a meeting is scheduled for Tuesday January 14 @
35 9:00 a.m.

36
37 The Board reviewed and approved the annual report. The report will be put in the template and
38 sent to the Board of Selectmen's office.

39
40 October building permits were not received so the Board did not review.

41
42 A meeting will be posted for next Wednesday January 15, 2014

43
44 A letter to CAI Technologies (mapping company) about mapping errors found during the year
45 was reviewed. A few changes will be made and then the letter will be mailed to CAI Tech to
46 have the problems fixed.

47
48 The majority of the veteran's exemption certificates were signed and 1 letter for a senior
49 exemption letter for a denial was signed.

50
51 One real estate abatement was reviewed. The Board needs to have the property card updated
52 with the changes to the land that was provided to the Board with the applications (a recorded
53 plan to split the lot), once that is done the Board will vote grant or deny the application. One
54 personal property abatement application was reviewed. The Board agreed that adjustments need
55 to be made to the personal property values. Once that is completed the Board will revisit and
56 vote on the application.

57
58 The meeting was adjourned @ 8:30 p.m.

59
60 Respectfully Submitted,

61
62
63 Tracey Tardy, Department Coordinator