

**BOARD OF
ASSESSORS
MEETING
MINUTES**

January 28, 2015

Town Hall 1 Main St., Upton, MA 01568

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

1 The meeting, located at 1 Main St Upton MA, Ground floor conference room, was called to order
2 by Chairman Fowler @ 6:30 p.m.

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4 Attendees: Chairman Glenn Fowler, Teresa Ambrosino and Tracey Tardy
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6 The meeting minutes from January 14, 2015 were approved with a correction to line 35 space
7 needed between the words "in order". Correction will be made and minutes submitted to the
8 Town Clerk.

9
10 Mail was reviewed
11

12 The Warren Group annual 2014 sales report was reviewed
13

14 7:00 PM the Board met with Janice Cooper of 77 Prospect St to review the value of the home
15 and land. She feels the discount on the land should be higher because the gas line goes directly
16 through the middle of the property and was questioning the increase in value of her home.
17 Chairman Fowler explained that all lots with the gas line get the same 10% discount and that the
18 house values increased because of sales for that style home and the change in Marshall and Swift
19 values price per square foot. Mrs. Cooper feels that the back porch has the wrong square
20 footage. She was advised to file an abatement application and the Board will do a site visit as
21 soon as weather permits.

22
23 7:20PM the Board met with Judith Hebb regarding a lot of land on 0 Glenview ST Map 026-
24 008.02. Mrs. Hebb feels that the land should have a discount because it is slopped and wet.
25 However it did perk as a buildable lot. The Board will need to do a site visit when weather
26 permits to see if any adjustment should be made. Lot has not sold and the price was dropped so
27 they feel it is valued to high.

28
29 December permits were reviewed
30

31 3 abatement applications were approved, 1 exemption applications was approved and 3
32 abatement applications were denied.
33

34 Assessor Ambrosino attempted to contact James Earl regarding questions he had on Loretta
35 Cervassi's exemption being denied. He is the person handling her affairs. Mr. Earl was not
36 available and his message box was full.
37

38 Chairman Fowler discussed the action he plans to take regarding the budget at the Fin. Com.
39 meeting. Most items on the BOA budget are contracted items, a new item will be added for
40 certification education for any new Board members and continued education. Chairman Fowler
41 will be requesting a raise for the Department Coordinator and to have the salaries remain the

42 same with a 1% increase for all Board members. Also the Board has asked the Coordinator to
43 request an earlier meeting with Fin. Com. if possible.

44

45 Plans from the Planning Board for 32 Plain St & Mendon St map 030-005 lot split were
46 reviewed.

47

48 The meeting was adjourned @ 8:13 p.m.

49

50 Respectfully Submitted,

51

52

53 Tracey Tardy, Department Coordinator