



TOWN OF WAREHAM
Board of Assessors

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Steven F. Curry, Chairman
Brenda Eckstrom Vice Chairman, Clerk
James M. McCahill
David A. Smith
John T. Donahue

Elsa Miller, MAA
Director of Assessment

Meeting Minutes of August 2, 2012

Members Present:

Steve Curry, Chairman
Brenda Eckstrom
Mike McCahill
David Smith

Also Present:

Elsa Miller, Director

Call to order:

Meeting called to order at 4:38pm.

Chairman Curry asked that we table the minutes because we had guests regarding 14 Peter Cooper Drive.

Appointments:

Present before the Board:

Attorney Richard Serkey, Ann McManus, Mike Marchese, David King

Chairman Curry asked for a motion to go into Executive Session; Attorney Serkey stated he had no problem staying in open session and would waive their rights to Executive, if needed.

Attorney Serkey stated that Latham Centers acquired on Peter Cooper Drive on April 19, 2012. The property is to be used as a residence for developmentally challenged people. There will be no more than 5 residents in the home.

He stated they filed their non-profit paperwork, and he has explained to his client, and they understand the Town cannot go back and abate the property now, so he recommended to them that they pay the taxes, and then in January file for an abatement.

Chairman Curry stated that while he could not speak for the Board, he agreed that if Latham filed an application for abatement, and the property was bought and it has been used for this use, then the Board would consider it. Chairman Curry asked if the property was occupied on July 1st; if so, then the Board could abate for FY2013. Attorney Serkey stated that was all he could ask.

Mrs. Eckstrom asked if Attorney Serkey could clarify if he was asking for an abatement for 2012 or 2013? Attorney Serkey explained that they would be applying for FY2013, which would be from July 1, 2012 to June 30, 2013. He stated that is why they filed a form 1B3, for new exempt property, rather than a 3ABC, which is the form that is filed annually.

Mr. King (Director of Facilities) gave an overview of the extensive rehabilitation that was done. Mr. McCahill asked if they had received a CO (certificate of occupancy). Mr. King stated they did not have it until mid-July. Chairman Curry asked if there was any precedent for this; Attorney Serkey stated there was, and he had sent the case law via email to the Director.



TOWN OF WAREHAM
BOARD OF ASSESSORS
8-2-2012 Meeting Continued

Although they were not technically occupying the dwelling as of July 1st, he would like to see them get the benefit of the abatement for FY2013.

Discussion ensued re: misunderstanding the timeline; the Board was led to believe they were looking for an abatement for FY2012. Attorney Serkey clarified they were not, but rather FY2013.

At this time, the Latham representatives left.

The Board discussed the confusion of the years. Ms. Miller stated that if we gave them it, she has two others that are similar. She stated Seven Hills sold one property and bought two. The Board concurred that they could be eligible to file in January for FY2013 abatement, but no abatement for FY2012. There was a consensus by the Board that nothing could be done on any of these properties until they filed in January.

Approval of Minutes: Mrs. Eckstrom approved the meeting minutes of 6 /28 /12; seconded by Mr. McCahill VOTE: 4-0-0

Mrs. Eckstrom moved approval of 7 / 12 / 12 minutes; seconded by Mr. McCahill VOTE: 4-0-0

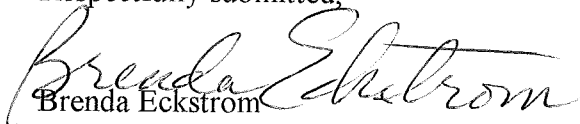
New Business:

Ms. Miller brought up the property off Swifts Beach Road. She stated that she assessed it as to what she believes is the value of the property. Mr. Elkalassi would like to come in to discuss it with the Board.

Next meeting: Chairman Curry believes that we will not need to meet until September. Mrs. Eckstrom suggested the Board meet to have a workshop to discuss policies and to go when things are supposed to be done and how. She feels this is a good time to do this – before we are trying to get the tax rate set, then abatements, etc. She also stated that Ms. Miller wanted to get the Board to review all the stats (sales) because she would like to get that in to Gateway by Sept. 1st. Ms. Miller stated that was not going to happen, she wanted to get it done, but she doesn't see it happening; she has been too busy with other things. Mr. Smith believes that a workshop would be beneficial to the Board, and asked Mr. McCahill if he would have a problem if we met without him. Mr. McCahill stated he will be unavailable until 8/28, but he has no problem with the rest of the Board meeting. The Board agreed on 8 / 23 /12 at 4:30pm.

Mr. McCahill motioned to adjourn at 6:20pm; seconded by Mr. Smith. VOTE: 4-0-0.

Respectfully submitted,


Brenda Eckstrom
Clerk, Vice Chairman

Approved 8-23-12
3-0-1