

Board of Assessors
Meeting: November 9, 2009
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:00 pm

Present: Members: Susan Rufo, Vice-chair; Jayson Brodie, Molly Upton and Z. Ventress (arrived at 7:25)..

Assistant Assessor: Ellen Brideau

Guest: H. Scheid – RRG, Inc.

Public comment: None

Minutes: Minutes of November 2, 2009 approved as presented

Status of office activities presented by E. Brideau.

- Correspondence:
 - Letter from M. Malmfeldt - re: valuations
 - Notification from DOR: 8 of 58 approved for 89 Oxbow Rd.

FY'10 reassessment:

- Condos: H. Scheid began presentation with discussion of elements that are subject to revision
 - Development Index: insufficient sales to warrant change for FY'10
 - Model Type: insufficient sales to establish variation (same as FY'09)
 - Building tables revised consistent with SFR.
 - Reviewed DOR required statistics
 - Used 2007 and 2008 sales

Board members asked questions and probed analysis.

Motion made and seconded to accept methodology and resultant values.

Vote: 3 in favor, 0 opposed and 1 abstention (J. Brodie).

- Commercial/Industrial: H. Scheid reviewed his answers and recommendations to questions forwarded by board members. The board's review of the responses resulted in motions to take the following actions. Each action was taken after separate votes of 4-0 (in favor)
 - 234 Boston Post Rd – delete influence factor for shape.
 - 267 Boston Post Rd – delete influence factor for shape
 - 35 Main St (grocery store) – change condition factor from Average to Very Good
 - 68 Main St – change grade to B- (reflective of 2004 renovation)
 - 534 River Rd – change class code from 390 (buildable) to 392 (non-buildable)

Motion made and seconded to accept methodology and resultant values with the exception of 4 properties (55 & 131 Boston Post Road –restaurants and 121 Old Sudbury Rd & 103 Cochituate Rd –golf courses) that require additional field review. The vote was 4-0 (in favor).

- Motion made and seconded that appointment of H. Scheid as Interim Assessor is extended to December 31, 2009. Vote 4-0 (in favor)
- Z. Ventress left meeting.

- Single Family Residences (SFR): H. Scheid reviewed his answers and recommendations to questions forwarded by board members. The board's review of the responses resulted in motions to take the following actions. Each action was taken on separate votes.
 - Change value of Site Index "L" from 1.5 to 1.6. Vote 3-0 (in favor). This change has goal to recognize that Lake Cochituate and Dudley Pond should have similar Index Factors. FY'11 will revisit this issue with analysis of applicable sales.
 - S. Rufo presented analysis of 16 properties with Influence Factor for shape and size. Board members examined each parcel on town maps. Motion made and seconded to delete the Influence Factor for shape and size from following 8 properties. Vote was 3-0 (in favor).
 - 137 Boston Post Rd
 - 54 Rice Rd
 - 14 Hobbs Rd
 - 10 Lodge Rd
 - 33 Sherman Bridge Rd
 - 169 School St
 - 178 Commonwealth Rd
 - 168 Commonwealth Rd
 - Motion made and seconded to grant Influence Factor (shape and size) of 0.95 at 15 Smokey Hill Rd. Vote: 2 in favor and 1 opposed.
 - Moved and seconded to change Site Index from 4 to 6 with vote of 3-0 (in favor) on following properties:
 - 183 Concord Rd.
 - 193 Concord Rd
 - 195 Concord Rd
 - 197 Concord Rd
 - Moved and seconded to change Site Index from 4 to 8 with vote of 3-0 (in favor) on following properties:
 - 188 Old Connecticut Path
 - 190 Old Connecticut Path
 - 192 Old Connecticut Path
 - 196 Old Connecticut Path
 - Moved and seconded to change Site Index from 7 to 6 with vote of 3-0 (in favor) on following properties:
 - From 133 Plain Rd to 192 Plain Rd inclusive
 - Moved and seconded to accept methodology on SFR including all changes approved through tonight's meeting. Further agreed that approval of resultant values for SFR will await board's opportunity to review full file.

Old Business:

Personnel Board. Meeting confirmed for 7:15 pm on November 16, 2009. E. Brideau laid out the proposed presentation including requesting staffing level consistent with keeping maximum level of professional activities in-house and drastically reduce reliance on outside consultants and vendors.

The chair set next meeting for November 16 at 7:00 pm and the board voted unanimously to adjourn at 10:30 pm.

Respectfully submitted by Jayson S. Brodie

