

Board of Assessors
Meeting: April 20, 2010
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:08 pm

Present: Members: Susan Rufo, Vice-chair; Jayson Brodie and Molly Upton
Staff: Director Ellen Brideau and Bruce Morgan

Public comment: None

Minutes: Minutes of April 2, 2010 approved as presented.

Office status - presented by E. Brideau.

- Correspondence:
 - email from F. Turkington re: April 28 & June 17 seminars on Open Meeting Law.
 - email from D. Bouchard (72 Concord Rd) re: tax relief due to flood relief.
 - E. Brideau reported on department head meeting (4/16/10) with F. Turkington to recap flood impact on community. E. Brideau to submit FAQ on impact on assessments.
- Exemptions:
 - Five exemptions (2 clause 22 and 3 clause 41C) were presented to board. A motion was made and seconded to accept the recommendation by E. Brideau to grant the exemptions. The motion passed 3-0. See attachment.
 - Three exemptions (2 clause 41C and 1 clause 22) were presented to the board. A motion was made and seconded to accept the recommendation by E. Brideau to deny the exemptions. The motion passed 3-0. The clause 22 was denied due to late filing and the clause 41Cs were denied for income in excess of the statutory limit.
- Hardship: Four hardship applications were presented to the board. After an individual review of the applications the board upon a motion and second, voted 3-0 to deny 3 applications and approve 10 Emerson Rd.
- Circuit Breaker: Forty CB applications were presented to the board. A motion was made and seconded to accept the recommendation by E. Brideau to grant the CB abatement applications. The motion passed 3-0. See attachment.
- Community Preservation Act Exemptions: Forty-seven CPA applications were presented to the board. A motion was made and seconded to accept the recommendation by E. Brideau to grant the CPA exemptions. The motion passed 3-0. See attachment.
- Abatements:
 - Personal Property- Two personal property abatement applications were presented to the board. A motion was made and seconded to accept the recommendation by E. Brideau to grant the abatements. The motion passed 3-0. See attachment.
 - Real Estate- Twenty-one real estate abatement applications were presented to the board. A motion was made and seconded to accept the recommendation by E. Brideau to grant the abatements. The motion passed 3-0. See attachment.

- Real Estate- Fourteen real estate abatement applications were presented to the board. A motion was made and seconded to accept the recommendation by E. Brideau to deny the abatements. The motion passed 3-0
- Chapter Land:
 - The applicant for Chapter Land designation at 193 Concord Rd. provided the verifying data as requested by the board. The board deferred a decision pending additional clarification.
 - The applicant for Chapter Land designation at 40 Old Sudbury Rd. provided the verifying data as requested by the board. A motion was made and seconded to accept the recommendation by E. Brideau to grant the Chapter Land designation. The motion passed 3-0.
- Omitted Assessment: E. Brideau presented to the board an omitted personal property assessment for a new account under Verizon Internet Services. A motion was made and seconded to issue the omitted assessment. The motion passed 3-0.

Old Business:

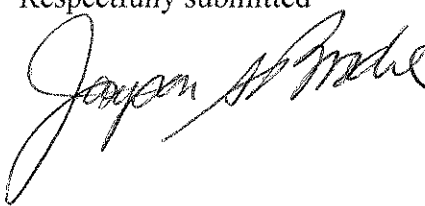
- Full List & Measure – E. Brideau distributed copies of 3 representative samples of RFPs for a FLM. Two were from Wellesley and one was from Leominster. After brief individual reviews of the documents, the board requested that E. Brideau prepare a draft RFP for May 10, using the samples as source material.

At 9:00 pm upon unanimous roll call vote, the board went into executive session to review abatement cases pending at ATB.

Upon resuming the regular meeting at 9:20 pm, the chair announced that she would call the next meeting depending on office workload and requirements for board action.

At 9:25 pm the board voted unanimously to adjourn.

Respectfully submitted

 5/10/10



Town of Wayland
41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778
www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF
Ellen M. Brideau, Director of Assessing
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS
Susan Rufo, Chairperson
Jayson Brodie, Vice Chairman
Bruce Cummings
Molly Upton
Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIR. OF ASSESSING
SUBJECT: EXEMPTION APPLICATIONS - CLAUSE 41C & CLAUSE 22
DATE: 4/20/2010

I have recommend the following five (5) Exemptions Applications be approved by the Board of Assessors as the applicants meet the qualification criteria:

Clause 22:

Lawrence Sandock – 42 Orchard Ln.
John Maguire, Jr. – 148 Concord Rd.

Clause 41C:

Elizabeth Adams – 32 Pemberton Rd.
Helen Tufts – 70 W. Plain St.
Maybelle Schnepel – 28 Sunset Rd.

Mary Upton 4/20/2010
Jayson B Brodie
Susan M. Rufo



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIR. OF ASSESSING
SUBJECT: FY'10 ABATEMENTS – PERSONAL PROPERTY
DATE: 4/20/2010

I met with Susan Rufo, Chair and Jayson Brodie, Vice Chair on Tuesday, April 20th to review personal property abatement applications. The following two (2) applications are recommended for approval.

Acct# Business
104400 Omnipoint Communications
104420 Pentech Financial Services

Jayson Brodie
Molly Upton 4/20/10
Susan M. Rufo



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TO: BOARD OF ASSESSORS
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SUBJECT: FY'10 ABATEMENTS
DATE: 4/20/2010

I met with Susan Rufo, Chair and Jayson Brodie, Vice Chair on Tuesday, April 20th to review abatement applications. The following twenty one (21) applications are recommended for approval.

Map	Lot	#	Address
	4	26	18 RED BARN RD
	5	20	127 LINCOLN RD
	11	016B	20 LEWIS PATH
	14	029F	8 PHEASANT RUN
	15	44	35 THREE PONDS RD
	15	71	81 SEARS RD
	23	77	27 BOW RD
	27	14	159 PELHAM ISLAND RD
	30	057E	4 DAIRY FARM LN
	34	021A	10 FOREST HILL RD
	34	030A	10 SHAW DR
	35	29	131 BUCKSKIN DR
	44	89	58 WOODRIDGE RD
	48	8	41 COUNTRY CORNERS RD
	49	22	21 WAYLAND HILLS RD
	49	57	29 RICE RD
	52	102	6 OLD TAVERN RD
	43B	30	6 GOODMAN LN
	43C	22	2 PRISCILLA PATH
	43D	1	33 HIGH ROCK RD
	51C	66	12 CHARLES ST

Molly Upton 4/20/2010
Jayson Brodie
Susan M. Rufo



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIR. OF ASSESSING
SUBJECT: CIRCUIT BREAKER APPLICATIONS
DATE: 4/20/2010

The staff and Jayson Brodie have reviewed the attached list of forty (40) Circuit Breaker Applications and recommend approval.

*Mary Upton
Susan Rufo
4-20-2010*

129 18-076	BACKMAN	ROGER A	7 EAST RD	\$750.00
645 04-091	BAKER	ANNA	3 WALTHAM RD	\$750.00
373 44-019	BARTONE	CATHERINE	125 WOODRIDGE RD	\$750.00
524 51B-034	BURGETT	IRRENE	11 HAMMOND RD	\$750.00
570 06-004	CAIN	LUCILLE	27 OXBOW RD	\$750.00
727 52-036	CHOUINARD	JOANNE D	38 DEAN RD	\$750.00
966 52-097	CONWAY	MARIE	15 OLD TAVERN RD	\$750.00
966 03-056	DANN	ALLAN H	194 OXBOW RD	\$750.00
1025 47B-082	DEVEAUX	ALBERT & ESTHER	41 PECK AVE	\$750.00
1331 52-010	FLAGG	KENNETH	2 HAVEN LN	\$750.00
1498 42D-129	GERMAIN	NANCY	27 WOODLAND RD	\$750.00
1784 45-101B	HARRINGTON	RUTH	2 GLEN RD	\$750.00
1835 24-079	HOLTZ	BARBARA	11 SPRING HILL RD	\$750.00
2043 38-144	JACOBSEN	PAROOHY	3 KELSEY RD	\$750.00
2117 42D-074	JUDGE	MARIE & JOSEPH	28 SYCAMORE RD	\$750.00
2254 07-028	KIELY	MARY	11 SHERMAN BRIDGE RD	\$750.00
2415 30-080	LATORRE	EDWARD	110 BOSTON POST RD	\$750.00
2486 42B-002	LEONE	MARIA	313 OLD CONNECTICUT PATH	\$750.00
2510 05-001	LEVY	BORIS	14 WALTHAM RD	\$750.00
2117 37-022	MARSHALL	DAVID	28 MEADOWVIEW RD	\$750.00
2366 51B-018	MCDONALD	MARIAN	9 MELVILLE PL	\$750.00
2869 36C-023	MCKEEBY	FRANCES	226 OLD CONNECTICUT PATH	\$750.00
3224 40-030E	O'CONNELL	ANTOINETTE	7 FOX HOLLOW	\$750.00
3292 38-095	PADDOCK	RUTH	11 ROLLING LN	\$750.00
3293 47A-001	PAGANO	ALFRED	24 BAYFIELD RD	\$750.00
3430 51C-004	PINKUL	JOHN	23 DAMON ST	\$750.00
3599 04-090	REID	FLORENCE	7 WALTHAM RD	\$750.00
3625 46D-085	RICHARDS	JOSEPH	150 WEST PLAIN ST	\$750.00
3638 07-015	RIDOUT JR	THEODORE C	10 SHERMAN BRIDGE RD	\$750.00
3692 11-059	ROGERS	ALBERT JR	163 GLEZEN LN	\$750.00
4508 45-067A	ROSENTHAL	MARCIA	2 COLTS WAY	\$439.00
3955 50-022	SHANLEY	PHYLLIS	12 AMEY RD	\$750.00
4056 49-051	SKELLY	JEAN K	9 WAYLAND HILLS RD	\$750.00
4072 51C-005	SMALL	ROBERT & CAROL	29 DAMON ST	\$710.90

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4/9/10