

Board of Assessors  
Meeting: June 28, 2010  
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:02 pm

Present: Members: Susan Rufo, Vice-chair; Jayson Brodie, Molly Upton and Z. Ventress.  
Staff: Director Ellen Brideau

Public comment: None

Minutes: Minutes of June 14, 2010 approved as presented. .

Office status - presented by E. Brideau: see attachment

- Correspondence: None
- Requiring board approval/sign-off: see attachment
- Exemptions None:
- Abatements: None
- Circuit Breaker: None
- Staffing/Personnel: Candidate interview schedule set for Administrative Assessor
- ATB:
  - Hearings: None
  - Decisions: None
  - 35 Three Ponds Road accepted settlement offer
  - Level 3 Communications withdrew all pending appeals
- Other: MAAO Summer Conference (6/22-6/24/10):  
E. Brideau described the conference as “invaluable.” She attended multiple sessions and summarized each. Brideau described the conference’s lively discussion on residual land values. It appears that the DOR is prepared to respond to significant local feedback on last round of revaluations on this subject. The DOR outlined expectations regarding how towns could expand comparables to determine if changes in their excess land valuation tables are warranted. The DOR further highlighted its focus for the next round of revaluation as ‘commercial land values, and a close review of regressivity and progressivity indicators for residential values.

Old Business:

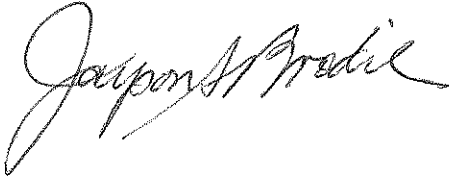
- FLM: RFP issued with submittal date set for July 30.
- Open Meeting Law: Training sessions being conducted. BoA meeting agenda must be posted 48 hours prior to meeting

New Business: None

At 8:00 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 8:20 pm the chair set the next meeting for July 12 at 7:00 pm and the board voted unanimously to adjourn at 8:25 pm.

Respectfully submitted

A handwritten signature in cursive script that reads "Jayson S. Brodie". The signature is fluid and somewhat stylized, with the first letters of each word being capitalized and prominent.

Jayson S. Brodie

BOA Signoffs for June 28, 2010

Excise Abatements - May 2010 for \$6,445.12

Excise Abatements - June 2010 for \$4,497.78

Levy - FY'10 Exemptions - May 2010 for \$30,596.96

Levy - FY'10 Exemptions - June 2010 for \$6,000.00

Levy - FY'10 RE Abatements - May 2010 for \$3,430.68

Levy - FY'10 RE Abatements - June 2010 for \$975.34

Notice of Commitment - 1<sup>st</sup> QTR FY'11:

Personal Property Tax: \$145,488.39

Real Estate Tax: \$13,794,225.26

CPA Tax: \$171,736.47

Warrant - 1<sup>st</sup>QTR FY'11 - Real Estate Tax: \$13,794,225.26

Warrant - 1<sup>st</sup>QTR FY'11 - Personal Property Tax: \$145,488.39

## **Assessing Department – Recap of Office Activity (6/14 to 6/28)**

### **FY'11 – 1<sup>st</sup> Quarter Preliminary Billing**

- ❖ Bills will be mailed this week – office phone volume is anticipated to increase
- ❖ Preliminary Bills have been calculated at a 3.73% increase over last years total taxes paid

### **Property Visits – (6/14/10-6/28/10)**

- ❖ 69 Properties visited – 16 Sales, 19 Water Finals, 34 Building Permits

### **Sales Inspections**

- ❖ The letter from the BOA was mailed – 17 property owners scheduled appointments

### **Supplemental Billing**

- ❖ 1 Abatement has been filed from FY'10 Supplemental Bills to date

### **Staffing**

- ❖ Summer Temporary help has been hired to assist with Field Work and Office coverage during staff vacations and training
- ❖ Administrative Assessor position is still receiving resumes

### **RFP – Full List and Measure**

- ❖ Submission date was modified to July 30 to meet state competitive bid process
- ❖ Emailed to all vendors on DOR site with copy of RFP
- ❖ Posted to State of MA site and legal notice has appeared in Town Crier

### **Website**

- ❖ Assessor's page and information has been updated to reflect new Town of Wayland site content and format guidelines – roll out is scheduled for July

### **Land Use Meeting**

- ❖ Meeting was held on 6/18 in Town Planners Office
- ❖ Addressed outstanding subdivision issues and provided Dept. Heads with a listing to gather comments and concerns
- ❖ Group Home on Boston Post Rd is appearing for Site Plan approval
- ❖ Lee Farm stand is potentially being looked at for Alzheimer Care Facility
- ❖ Finnerty's – potentially developed into Bakery / Restaurant / Ice Cream Stand