

Board of Assessors
Meeting: February 22, 2011
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:15 pm

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

Guest: None

Public comment: None

Minutes: Minutes of December 20, 2010 approved as presented.

Members B. Cummings and Z. Ventress arrived after approval of the minutes.

Office status - presented by E. Brideau.

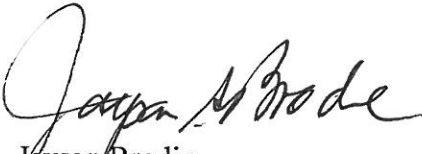
- Correspondence:
 - Commendation received for S. Ramgoolam from tax payer.
 - R. Murch – re: CB application
- Requiring board approval/sign-off: see attachment
- Abatements:
 - see attachment
 - Motion made and seconded that since number of FY'11 abatement filers that have not scheduled their inspections is 5 or less, notices shall be mailed that failure to call the assessing office within 5 business days of receipt of this letter and schedule an inspection shall result in denial of their abatement application. Vote to approve 4-0.
- Circuit Breaker:
 - See attachment
 - Fifteen CB applications were presented to the Board. Fourteen were approved by a vote of 5-0 and on application was approved by a vote of 4-1.
- Staffing/Personnel:
 - Motion made and seconded to appoint Dana Velluti of Franklin, MA to position of Administrative Assessor for a term of permanent pursuant to law. Vote to approve 5-0.
- Full List and Measure:
 - BoA accepted minor contract modifications requested by town counsel and approved by Vision.
 - Initial sector to be reviewed by Vision is 158 parcels surrounding Wayland Hills, Highfields, Buckskin Drive and Smokey Hill.

New Business:

- FY'12 revaluation: Director met with DOR representative, Steve Sullivan, for preliminary strategy meeting.
- FY'12: Director presented two bids (from H. Scheid at \$15,500 and from Vision at \$22,300) to conduct Commercial/Industrial property valuations and residential cost modeling assistance. After discussing of pros and cons, Board voted 5-0 to accept recommendation of Director and award contract to Vision.
- FY'12: Director presented bid from Real Estate Research Consultants at \$14,000 to conduct Personal Property valuations. Board voted 5-0 to accept recommendation of Director and award contract to R.E. Research Consultants.

Upon finishing all business and hearing no objection, the chair set next meeting for March 14, 2011 at 7:15 pm and the board voted unanimously to adjourn at 8:55 pm.

Respectfully submitted



Jayson Brodie

Brideau, Ellen

From: Konstam, Marvin [mkonstam@tuftsmedicalcenter.org]
Sent: Monday, February 21, 2011 1:20 PM
To: Brideau, Ellen
Subject: Savitri

Ellen,

I just wanted to take a moment to provide a compliment to Savitri Ramgoolam. I first called your office and spoke with her some weeks ago, seeking help in guiding me through the assessment / abatement process. She has been wonderful – highly attentive and responsive, both in advising me and in finding accommodation in scheduling our on-site inspection. It may not seem like much, but in a world filled with bureaucracy, I took careful note as Savitri clearly took pride in what she was doing and, importantly, treated me like a valued customer. She made your office look very good.

(Please note, that she did / said nothing to suggest to me that I write to you. I sought you out on my own.)

Regards,

Marv Konstam

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Assessing Department

Recap of Office Activity January/February 2011

Property Visits – December 20th, 2010 to February 22nd, 2011

- ❖ 59 properties visited – 7 Water Finals, 52 Abatements

FY'11 Abatements

- ❖ The Department received 66 abatement applications: 64 Real Estate, 1 Personal Property and 1 Late Filing
- ❖ Staff began inspecting properties as the applications came in – weather impacted the ability to make a complete inspection on some properties, therefore, a second visit was required.
- ❖ Abatement applications processing has gone well overall and review with two BOA members has begun with 29 applications ready for BOA action on 2/22/11

Exemptions and Circuit Breakers

- ❖ All prior year recipients of an Exemption or Circuit Breaker were mailed an application.
- ❖ 55 Applications have been reviewed and recommendations will be presented to the BOA on 2/22/11.

Clerical Activity

- ❖ During 2010 the following activities were completed by the office:
70 abutters lists were certified, 494 excise applications abated, 288 exemption applications processed and 320 deed transfers recorded.
- ❖ The First Warrant of Excise Bills were mailed at the beginning of January, this generates a significant amount of inquiries to the Department and Excise Abatement requests.

Town Hear Report

- ❖ The required Hear Report is ready for BOA approval. The format of this report is required by Town By-Law. The department spent 14 + hours gathering the data for this report, much of the data is reported in the Annual Town Report, however the By-Law requires a different set of dates.

Staff

- ❖ I am pleased to report that Dana Velluti has completed her probationary period. Dana started with the Department in September of 2010 and quickly proved to be an asset.
- ❖ Dana is currently attending MAAO Course 1 being held in Shrewsbury on Fridays.

FY'12 Revaluation

- ❖ I met with the Department of Revenue to discuss the required Fiscal Year 2012 revaluation on January 26th. Expectations and timelines were reviewed.
- ❖ I have contacted vendors and will discuss quotes this evening.

Land Area Project

- ❖ Jesse Morgan has completed a review of the property record cards identified as having discrepancies in land area between our records and the town map
- ❖ 150 properties require further evaluation and Jesse will be working with Alf Berry in Surveying to clear the unresolved issues.
- ❖ 200 properties will require Property Record Card corrections.

ATB

- ❖ 13 cases were heard at the ATB from 12/10 thru 2/8/11 – 14 cases remain with 8 being heard on 3/22/11.



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41 COCHITUATE ROAD
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www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF

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Bruce A. Morgan, Assistant Assessor
Dana Velluti, Administrative Assessor
Savitri Ramgoolam, Department Assistant

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Jayson Brodie, Vice Chair
Bruce Cummings
Molly Upton
Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2011 – STATUTORY EXEMPTIONS
DATE: 2/22/2011

I have reviewed the following 9 Exemption Applications and recommend Board of Assessors approval.

PID	CLS	LAST NAME	FIRT	NUMBER	STREET
51A-014	17D	DYER	IRENE M	7	PLEASANT ST
30-011A	22A	MCDUGALL	FREDERICK	12	GRACE ROAD
37- 022	22A	ROCKETT	MAURICE	3	EDEN ROAD
44-030	22E	GILMOUR	WILLIAM	23	COUNTRY CORNERS
43D-012	22PARA	HILDRETH	LESLIE	18	BAYFIELD ROAD
04-076A	41C	CAIN	LUCILLE M.	27	OXBOW ROAD
47B-028	41C	SCHNEPEL	MAYBELLE	28	SUNSET ROAD
46D-069	41C	SCHWARTZ	ANNA	167	WEST PLAIN STREET
46D-047	41C	TETI	NANCY F	251	LAKESHORE DRIVE

I have reviewed the following 3 Exemption Applications and recommend the Board of Assessors denial.

PID	CLS	LAST NAME	FIRST	NUMBER	STREET
42D-044	41C	YOUNG	MARJORIE	20	OLD FARM ROAD
47A-001	41C	PAGANO	ALFRED	24	BAYFIELD ROAD
52-058	41C	DIETRICH	NANCY	11	SNAKEBROOK RD

2-22-2011



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Susan M. Rufo 2-22-2011
Bob Cummings
Zachariah L. Ventress
Mary R. Upton
Jayson Brodie

FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2011 – CPA
DATE: 2/22/2011

I have reviewed the following 23 CPA Applications and recommend Board of Assessors approval.

PAR ID	BILL#	LAST	FIRST	NO	ADDRESS
40-053A	3658	BERNSTEIN	ROBERT S.	11	STEEPLETREE
43A-018	328	BLASOTTO	MICHAEL	24	INDIAN ROAD
30-091	1127	DREHER	GEORGE	5	WHITE RD
51A-014	1164	DYER	IRENE	7	PLEASANT STREET
46D-070	1280	FENNEL	LEO & JACQUELINE	163	WEST PLAIN STREET
046D-110	3417	GALLAGHER	DIANE	8	ORCHARD LN
38-144	2043	JACOBSEN	PAROOHY/ALF	3	KELSEY ROAD
46B-045	2055	JAKOBSONS	BIRUTA	2	CHESTNUT ROAD
51D-073	2082	JOHNSON	BENJAMIN	12	WINTER ST
42D-122	2416	LAUGHLIN	JOHN L.	41	PINE RIDGE ROAD
36C-023	2869	MCKEEBY	FRANCES	226	STONEBRIDGE RD
50-011	2881	McMULLIN	PATRICIA	60	FULLER RD
47A-080	3168	NEWHALL	NANCY	99	DUDLEY ROAD
24A/001	3293	PAGANO	ALFRED	24	BAYFIELD RD
46D-090	3654	RIZZO	IRENE	14	EMERSON RD
051C-017	4379	ROBERTS	FRED H.	14	SHAWMUT AVE
47B-028	3873	SCHNEPEL	MAYBELLE	28	SUNSET RD
50-022	3955	SHANLEY	PHYLLIS	12	AMEY ROAD
51C-040	4094	SMITH	LILLIAN	42	PEMBERTON RD
51C-040	4094	SMITH	LILLIANE	42	PEMBERTON RD
46D-047	4346	TETI	NANCY	251	LAKESHORE DRIVE
42D-044	4379	THAYER	ELIZABETH	55	WOODLAND DR
45-048	4833	WINER	BERTRAM	21	STEEPLETREE
38-071	4920	YOUNG	MARJORIE	20	OLD FARMS RD



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2011 – CIRCUIT BREAKERS
DATE: 2/22/2011

I have reviewed the following 11 Circuit Breaker Applications and recommend Board of Assessors approval.

PAR ID	LAST NAME	FIRST	NUMBER	ADDRESS
46D-039	ALLEN	VERA	185	WEST PLAIN ST
47B-028	BLAIS	MARY	10	SOUTH ST
47B-027	BROWN	BERTHA	27	SUNSET RD
51A-014	DYER	IRENE	7	PLEASANT ST
51A-041	HARMON	JOHN A	94	WEST PLAIN ST
04-045	KILPATRICK	JOHN	302	CONCORD RD
46D-135	KWARTA	JOANNE	11	EDGEWOOD RD
38-103	SALERNO	CHARLES & ELIZABETH	8	ROLLING LN
47B-087	SILVA	FRANCIS	32	PECK AVE
01-034	SINGHAL	GORDHAN	20	HAMPSHIRE RD
51A-084	WEBB	ALTON	21	KING ST


Mary R. Upton

Jayson Brodie

Susan M. Rufo 2-22-2011



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2010 – CIRCUIT BREAKERS
DATE: 2/22/2011

I have reviewed the following 3 Circuit Breaker Applications and recommends Board of Assessors approval.

PID	LAST NAME	FIRST	NUMBER	STREET
07-023F	DUNLAY	DOROTHY	27	SHERMANS BRIDGE RD
27-014	PATTERSON	MAUREEN S	159	PELHAM ISLAND RD
52-201	PRENDERGAST	WILLIAM	5	CAULFIELD RD
04-88	MURPHY	ROBERT & JANE	12	WALTHAM Rd.

Bob Cummings
Molly R. Upton
Zachariah L. Ventress
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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: STATUTORY EXEMPTION APPLICATIONS
DATE: 1/24/2011

I recommend that the following forty three FY'2011 Exemption Applications be approved by the Board of Assessors:

CLS	NAME	FIRST	NO	ADDRESS
22	ADAMS	MARY LOUISE	18	LUNDY LANE
22	CARAKER	EDWARD & MARTHA	18	PARMENTER ROAD
22	COADY	JOHN	15	CEDAR CREST ROAD
22	DILBARIAN	RICHARD	14	RICH VALLEY RD
22	FORMAN	MONA	29	HILLSIDE DRIVE
22	FRIEDMAN	ARNOLD	7	KELSEY ROAD
22	GANTZ	JOHN K JR	5	D'ANGELO RD
22	GILLIS	EILLEEN	13	ASTRA
22	GRANOFF	DAVID	13	BRANDYWYNE
22	GROSS	AARON	135	WOODRIDGE ROAD
22	HAND	PAUL	38	RICE ROAD
22	HATCH	MARILYN	33	AMEY ROAD
22	HIRZEL	DAVID	105	LINCOLN ROAD
22	KING	JANET	54	THREE PONDS
22	LOW	HOWARD	36	JOYCE ROAD
22	MARCY	RICHARD	97	EAST PLAIN STREET
22	MONTAGUE	PAUL	7	MORRILL DRIVE
22	OSMOND	RALPH	3	OLD FARM CIR
22	PRZYBYLSKI	JOHN	5	STANDISH RD
22	SMITH	LAWRENCE	17	LAKESHORE DRIVE
22	SMITH	EVELYN	18	DUDLEY ROAD
22	STANLEY	RICHARD	60	COCHITUATE ROAD
22	THOMPSON	MARIE	27	KNOLLWOOD LANE
22	TURCHINETZ	JOHN	25	GLEN RD
22	TURNER	RICHARD	7	NOB HILL ROAD

Susan M. Rufo
Molly R. Upton
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22	ZICKO	LEONA/ANDREW	69	MAIDEN LANE
37	GONSALVES	MARGARET	10	MORSE ROAD
37	JUDGE	JOSEPH		PO BOX 5773
37	LOOMIS	GRETA	18	STEEPLETREE
37	NEWBURY	NATHAN	138	PELHAM ISLAND ROAD
37	PROFIT	MARY	139	WEST PLAIN STREET
37	SMITH	LILIANE & ALFRED	42	PEMBERTON ROAD
37	WINER	MIRIAM	21	STEEPLETREE
17D/41A	RIZZO	IRENE	14	EMERSON RD
17D/41A	ROBERTS	FRED	14	SHAWMUT AVE
17D41A	NEWHALL	NANCY	99	DUDLEY ROAD
22A	KWIATOWSKI	JOSEPH	17	SUNSET ROAD
22E	LANGAN	WILLIAM	4	WESTWAY ROAD
22E	MARSHALL	DAVID	28	MEADOWVIEW ROAD
22E	WELLINS	HENRY	6	LAKESPUR
22PARA	STANKIEWICZ	RICHARD J & JANE	5	GAGE ROAD
41C	SINGHAL	GORDHAN	20	HAMPSHIRE ROAD
41C/41A	THAYER	ELIZABETH	55	WOODLAND ROAD

Susan M. Ruff

Mary R. Upton

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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2011 – DEFERRAL
DATE: 2/22/2011

I have reviewed the following 6 Deferral Applications and recommend Board of Assessors approval.

PAR ID	BILL	NAME	FIRST	NO	ADDRESS
30-091	1127	DREHER	GEORGE	5	WHITE RD
47A-080	3168D	NEWHALL	NANCY	99	DUDLEY ROAD
42D-090	3654	RIZZO	IRENE	14	EMERSON RD
51C-017	3663D	ROBERTS	FRED	14	SHAWMUT AVE
42D-044	4379D	THAYER	ELIZABETH	55	WOODLAND ROAD
46D-047	4376	TETI	NANCY	251	LAKESHORE DR

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MEMO



TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FY'11 ABATEMENT APPLICATIONS
DATE: 2/22/2011

I met with Susan Rufo and Molly Upton on February 17th to review 13 applications. It was determined that 12 of the 13 are ready for BOA action, 1 has been deferred for further research.

I met with Susan Rufo and Jayson Brodie on February 22nd to review 20 Applications. It was determined that 16 of the 20 are ready for BOA action, 4 have been deferred for further research.

From the above referenced meetings I recommend that 12 FY'11 abatement applications be denied and the following 16 abatement applications be granted.

Map	Lot	No.	Address
10	55	9	WAYSIDE RD
19	67	66	CLAYPIT HILL RD
19	81H	0	HIDDEN SPRINGS LN
44	64	8	HIGH ROCK RD
45	103B	11	GLEN OAK DR
45	109A	2	CUTTING CROSS WAY
45	116A	44	CUTTING CROSS WAY
52	88	49	DEAN RD
52	181	11	POLLOCK RD
52	192	43	SCHOOL ST
52	208B	5	DECOLORES DR
52	208D	7	DECOLORES DR
52	208E	8	DECOLORES DR
46D	16	16	ADELAIDE AVE
47D	58	16	KEITH RD
51B	30	14	HILL ST



 Molly R. Upton
 Jayson M. Brodie
 Susan M. Rufo
 2-22-2011