

Board of Assessors  
Meeting: March 21, 2011  
Wayland Town Building

- Prior to the BoA meeting Board Members Susan Rufo and Molly Upton, with Assessing Director Ellen Brideau joined the Finance Committee for their meeting scheduled for 7 PM to sit in on the FinCom's discussion of the overlay. Chair Cherry Carlson gave an overview of the purpose of the overlay and a historical recap of the overlay over the last few years. The main discussion points included:
  - amount of overlay reflecting experiences with ATB cases.
  - account should not be in a deficit position; any overfunding will eventually be returned to free cash
  - Wayland's history is that the overlay account is underfunded:
  - in FY07, funded deficits for FYs 03, 04 and 05
  - history of abatement filings and overlay funding
  - FY12 includes a \$400,000 reduction in the overlay account
  - trend of recent experience should bring reduction again for FY13
  - FY10 funding seems on target; too early to tell about FY11BoA members Bruce Cummings and Zack Ventress joined the discussion for a few minutes, before the Board of Assessors thanked the FinCom for their time and left to attend their own meeting in the Assessors Office.

BoA Meeting called to order by Chair Susan Rufo at 7:30 pm

Present: Members: Susan Rufo, Vice-chair; Bruce Cummings, Molly Upton, Zach Ventress  
Staff: Director Ellen Brideau

Public comment: Stanley Robinson – 9 Wheelock Rd, who made a request to discuss his ATB case scheduled for the next day. This is not board policy and his request was denied.

Minutes: Minutes of February 22, 2011, were deferred until to next meeting

Correspondence: None

Office Activities - presented by E. Brideau.

Chapter Land Modification Application for 205 Rice Road, by new owner  
verification of qualifications met per DoR guidelines and regulations

Vote to approve – S Rufo, B Cummings, Z Ventress

M Upton - Abstained

Tax insert for 4<sup>th</sup> quarter taxes reviewed

Full List and Measure- meetings with Vision staff to finalize coordination  
of the first group of properties to be inspected beginning in April

Personal Property- meeting with RRC to begin data collection of  
personal property for FY12

Commercial Property- meeting with Mike Tarello, of Vision, coordinating  
valuation of commercial property for FY12

Abatements - Final groupings of abatement applications presented by Director E Brideau for board action (see attached for vote)  
Three abatements filings remain from FY11

Follow up on information shared by FinCom earlier in the evening. More information was required. Topic to be revisited at next meeting.

Next board meeting will be scheduled by the chair after consulting with the Director of Assessing and board members will notified via email. The board voted unanimously to adjourn the meeting at 8:15 pm.

Respectfully submitted

  
Susan Rufo



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

OFFICE STAFF  
Ellen M. Brideau, MAA Director of Assessing  
Bruce A. Morgan, Assistant Assessor  
Dana Velluti, Administrative Assessor  
Savitri Ramgoolam, Department Assistant

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

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** FISCAL YEAR 2011 ABATEMENT APPLICATIONS  
**DATE:** 3/21/2011

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The following twelve abatement applications have been reviewed with Jayson Brodie and Susan Rufo and are recommended for approval.

Map	Lot	No.	Address
8	15	69	LINCOLN RD
16	17	64	DRAPER RD
17	17	44	RIVER RD
29	40	135	BOSTON POST RD
29	029A	4	CART PATH
35	030G	227	RICE RD
38	34	17	COLE RD
44	116A	136	WOODRIDGE RD
45	106B	23	GLEN OAK DR
48	099D	16	THOMPSON ST
42D	061A	96	LAKESHORE DR
47B	79	31	PECK AVE

3/21/11  
Mary Upton  
Zachariah L. Ventress  
Bruce Cummings



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**MEMO**

**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** FISCAL YEAR 2011 CPA EXEMPTION APPLICATIONS  
**DATE:** 3/14/2011

*For your minutes / File*

I have completed a review of following fifteen CPA Exemption Applications and recommend approval:

- | LAST      | FIRST     |
|-----------|-----------|
| BLAIS     | MARY      |
| BREUNING  | RENATE B. |
| COX       | ROSE M    |
| DICESARE  | PAULINE   |
| KIELY     | MARY L    |
| MACDONALD | CATHERINE |
| PINKUL    | JOHN      |
| RADER     | SALLEE    |
| SKELLY    | JEAN      |
| SMOOT     | URSULA    |
| SULLIVAN  | STEPHEN J |
| THORNE    | MARY      |
| TUFTS     | HELEN     |
| VINCIULLA | ELLEN P.  |
| WEBB      | ALTON     |

*3/21/11*  
*Mary Upton*  
*Zachariah L. Ventress*  
*Bruce Cummings*  
*Susan M. Rufo*



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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** FISCAL YEAR 2011 EXEMPTION APPLICATIONS  
**DATE:** 3/14/2011

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I have completed a review of following six exemption applications and recommend approval:

CLS	NAME	FIRST
41C	BLAIS	MARY
41C	BROWN	BERTHA
37	MITCHELL	MICHAEL
41C	THORNE	MARY
41C	TUFTS	HELEN
41C	VINCIULLA	ELLEN

*3-21-2011*  
*Susan Rufo*  
*Molly Upton*  
*Zachariah L. Ventress*  
*Bruce Cummings*





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**MEMO**

**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** FISCAL YEAR 2011 –CIRCUIT BREAKER PROGRAM  
**DATE:** 3/7/2011

*3-21-2011*  
*Susan Rufo*  
*Molly Upton*  
*Zachariah L. Ventress*  
*Be B. [Signature]*

I have reviewed the following Twenty Six Circuit Breaker Applications and recommend Board of Assessor approval:

PAR ID	LAST NAME	FIRST	NO.	ADDRESS	AMT
51D-055	BACHE	JOANNE	22	HILL ST	\$970.00
18-076	BACKMAN	ROGER A	7	EAST RD	\$527.74
04-091	BAKER	ANNA	3	WALTHAM RD	\$970.00
10-017	BARNES	SHIRLEY	20	LOBLOLLY	\$970.00
42B-008	BARRETT	JOHN	352	OLD CONNECTICUT PATH	\$970.00
48-001	BREUNING	RENATE	129	SCHOOL ST	\$970.00
51A-059	BURKE	ANITA	120	W. PLAIN ST	\$970.00
52-097	CONWAY	MARIE D	15	OLD TAVERN RD	\$970.00
06-007	COX	ROSE M	199	OXBOW RD	\$970.00
52-113	DICSARE	PAULINE	35	DEAN RD	\$970.00
47C-044F	GENNARO	MARY	3	GENNARO CIR	\$970.00
42D-129	GERMAIN	NANCY	27	WOODLAND RD	\$970.00
46B-045	JAKOBSONS	BIRUTA	2	CHESTNUT ST	\$970.00
07-028	KIELY	MARY	11	SHERMAN BRIDGE RD	\$970.00
42D-122	LAUGHLIN	JOHN	41	PINE RIDGE RD	\$970.00
42D-018	LEE	DOROTHY	5	WALLACE RD	\$970.00
51A-058	PATTERSON	ELIZABETH	116	WEST PLAIN ST	\$970.00
07-015	RIDOUT JR	THEODORE C	10	SHERMAN BRIDGE RD	\$970.00
11-059	ROGERS	ALBERT JR	163	GLEZEN LN	\$970.00
29-065	SANTAMARIA	JAMES & NANCY	5	TRINITY PL	\$970.00
51C-040	SMITH	LILIANE	42	PEMBERTON RD	\$970.00

03/07/2011

35-005C	SULLIVAN	STEPHEN	8	ASTRA	\$970.00
51A-004	TUFTS	HELEN	70	W. PLAIN ST	\$970.00
43C-017B	VINCIULLA	ELLEN	17	ALGONQUIN PATH	\$970.00
38-093	WERNER	GUY & EVELYN	17	ROLLING LN	\$970.00
42B-069	WILLIAMS	THOMAS	308	OLD CONN PATH	\$970.00

**Fiscal Year 2012 – Personal Property Listing Project**

The Wayland Board of Assessors is undertaking a revaluation of all personal property accounts for Fiscal Year 2012. For this project, the Board of Assessors has retained the services of Real Estate Research Consultants, Inc. (RRC).

Beginning in late March, RRC will conduct interior inspections of all businesses, to list all taxable personal property. Most inspections are brief and will take approximately 10 minutes. All employees of RRC will carry identification.

Questions regarding this project may be directed to the Assessors' office at 508-358-3788. The Board of Assessors and RRC appreciate the cooperation of all taxpayers during this process.

Wayland Board of Assessors