

Board of Assessors
Meeting: September 26, 2011
Wayland Town Building

Meeting called to order by Chair Jayson Brodie at 6:47 pm

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

FY'12 Certification: Update from Director E Brideau on her meeting with Joanne Graziano, Supervisor Bureau of Local Assessing, and DoR Field Rep for Wayland's Revaluation Certification. Meeting went very well J Graziano had very detailed notes from B Martin whom she replaced. Friday sales will be submitted to Gateway system for a step-by-step process review. Optimistic review done this week and then submittal to DoR Boston, for two-three week review for preliminary approval. Anticipate potentially end of October for beginning of public disclosure period of ten days. Public disclosure to encompass press release and impact notices to be sent by Vision, followed by informal hearings. E Brideau and B Morgan of Wayland's Assessing Department will also take part in the informal hearings. When informal hearings complete any necessary review done, classification hearing scheduled and held with BoS and then file readied for submission to DoR for final certification of tax rate.

Sales Report cover letter L3 FY'12 for BoA signatures.
Motion made by J Brodie "Authorizing Director E Brideau to submit DoR's Gateway system LA3 form on behalf of the Board of Assessors."
Seconded by S Rufo. Voice vote taken. Vote 5-0, unanimous.

Locally Assessed Utility cover letter comprised of netbook value and forms of list. Director Brideau suggested to board that for FY'13 BoA consider hiring private company to review.
Presented to board for BoA signatures.

Overlay: J Brodie discussed surplus and the fact that utilities have taken issues to court due to ATB apportionment is believed to be overstated.
FY' 09 making poles and lines taxable
FY'10, FY'11 and FY'12 poles, wires and CWIP (company work in process) to be extracted. DoR's Marilyn Brown has stated that only CWIP in overlay.

Board of Assessors recessed at 7:15 from their regular meeting in the assessor's office to join the Board of Selectmen and Finance Committee in the Large Meeting Room to discuss the Overlay.

Board of Assessors reconvene back in the Assessors Office at 8 pm to continue with their regular posted Assessors meeting.

Review of Annual Town Report – Director E Brideau presented final version of Assessor’s Report section of Annual Town Report for approval and signature. Board voted to accept Town Report by a vote of 4-0. (Brodie, Rufo, Cummings and Upton. Board member Z Ventress needed to leave meeting prior to vote.)

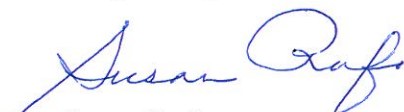
Topics Not Anticipated by the Chair 48 hours in advance of the meeting. - None

Thoughts and Concerns from BoA Members:

B Cummings- Concern and frustration of public comment being disruptive to the agenda of of the meeting and question taking time away from address assessing business. At last meeting, public comment he felt contained many miss statements and accomplished very little. He questioned the need for public comment and requested E Brideau check on the need and/or requirement for continuing the practice during BoA meetings.

The chair set the next meeting for Tuesday, October 11, 2011, at 7:15 pm. The board voted unanimously to adjourn at 8:25 pm.

Respectfully submitted



Susan Rufo

10/11/2011

SALES REPORT COVER LETTER

Wayland
Municipality

Bureau of Local Assessment
Division of Local Services
PO Box 9569
Boston, MA 02114-9569

We are submitting Property Sales Report, LA-3, for the triennial certification of property assessments. The Board of Assessors has reviewed this report and has accepted the proposed values as reflecting full and fair cash value.

The Board agrees to review and approve all valuations as reflecting full and fair cash value in all classes of property before they are submitted to the Bureau of Local Assessment for preliminary certification.

The Board of Assessors submitted sales reports via:

Gateway on 9/23/11 date

E-Mail on _____ date (bladata@dor.state.ma.us)

Please provide us with your community's E-Mail address. ebrideau@wayland.ma.us

Board of Assessors:

Date

[Signature]

Susan M. Rufo

9/24/11

[Signature]

[Signature]

9/26/11

[Signature]
