

Board of Assessors
Meeting: February 21, 2012
Wayland Town Building

Meeting called to order by Chair Jayson Brodie at 7:15 pm

Present: Members: Vice-Chair Susan Rufo, Bruce Cummings, Molly Upton
Staff: Director Ellen Brideau
Public: No Public in Attendance

Review of Minutes: Minutes of January 9, 2012, no action

January 30, 2012, Motion made by M Upton to accept, Seconded by B Cummings, Vote unanimous by BoA members who attended meeting: B Cummings, M Upton, and S Rufo.

Correspondence: Minutes of Board of Health meeting November 28, 2011, regarding 24 Glezen Lane, requesting potential remediation of room count issue. Letter to be sent by Director Brideau addressing issue, no action can be taken under circumstances by BoA.

Request of 8 of 58 by way of abatement application made by developer of Fieldstone Condominium development.

The BoA does not have the authority to act on an 8 of 58 requests without written authorization of the Commissioner of Revenue, based on certain criteria. **B Cummings made a motion to approve sending a letter outlining the board's position by Director Brideau, Seconded by S Rufo. Vote was to approve action by B Cummings, M Upton and S Rufo. J Brodie recused himself from the vote.**

Documents for Board Signature/Vote: Month End Reports:

Notice of Commitments:
2010 13th Motor Vehicle \$53.75
2011 7th Motor Vehicle \$11,244.92
2012 3rd and 4th quarter – see attached

FY12 Abatement Application Review: **B Cummings made a motion to accept the seven Abatement applications that had been reviewed By Director Brideau and were recommended for approval, Seconded by Molly Upton. Vote unanimous by signature.**

(Board members have an opportunity to review all abatement applications prior to their vote.)

Recap of Abatement applications given by Director:

71 Abatement Applications Received for FY12
3 Personal Property Applications Received for FY12

As of tonight's meeting: 24 Abatement Applications have been Granted
1 Abatement Application has been Denied
1 Abatement Application has been Withdrawn

Abatement Inspections: Nine properties have not scheduled inspection appointments as of yet.
Three properties are pending ATB cases that the board will defer for a week or so. BoA members M Upton and S Rufo offered to assist on those inspections.

ATB Pending Case Review: Finding of Facts were received from the ATB for
9 Wheelock in favor of the town for FY 9 and 10.

Notification from ATB that 400 Boston Post Road had
Withdrawn FY 10 and 11's request for ATB Hearings.

Overlay Review: Last reviewed resulting in a vote on December 5, 2011, will revisit
Overlays for FY10 and FY11 in mid-March.

Town Hear Report: Director Brideau to follow same format reporting historical data
as prior year. Hear Report given to board members to review.
**B Cummings made a motion to submit Hear Report as prepared
by the Director, Seconded by M Upton. Voice Vote unanimous 4-0.**

Town Warrant Articles: **Board of Assessors Article Re-Draft By-Law 19-8**
B Cummings gave another briefing of the process and overview
given in drafting the revision of By-Law 19-8 to correspond to
the practices of oversight of the assessors and assessing department.
Distributed to the BoA was a capsule of the reason and results desired
in the redrafting of the article. The summations were listed as:
Background, Better Alignment, Increase Effectiveness and Added
Transparency. **After review and discussion of the comments
Reflecting the Board of Assessors position, S Rufo made a
motion to submit the BoA's position for the proposed article,
Seconded by M Upton, Vote 4-0, unanimous.**

Petitions Article: Tax Re-Cap Meeting

No petitioners were in attendance to discuss their article with the
BoA. The BoA proceeded to share thoughts and concerns related
to the petitioners article and found the article to be beyond the BoA's
BoA's authority and potentially unworkable. The major concern was
not to jeopardize obtaining the tax rate for the town and increase the
possibility of not having third quarter actual tax bills and tax rate.

Timing of Public Comment: Concerns have been raised about the BoA's vote to hold Public Comment at the end of their meetings. Due to a purported agreement made some time ago, Public Comment was to be held at the beginning of board or committee meetings. Chair Brodie had requested some documentation from F Turkington to pass along to the board. F. Turkington was not able to locate documentation. Various discussions points were that the School Committee has public comment at both the beginning and end of their meetings, boards are responsible for setting their own agenda timelines, and some residents welcomed public comment at the end of the BoA's meeting because several boards generally meet at the same time and having public comment staggered offers the public to make comments at several boards if so desired. Further discussion was tabled until additional information is obtained.

The Board of Assessors extends its sincere sympathies to Administrative Assessor Denise Ellis, whose family experienced the passing of three family members within the last few days. Our thoughts and prayers are with Denise and her family.

Next meeting to be held on March 5, 2012 at 7 pm instead of the usual 7:15 pm time.
A motion to adjourn the meeting was made at 8:50 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

Denise Ellis, Administrative Assessor
Savitri Ramgoolam, Department Assistant

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

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2012 REAL ESTATE ABATEMENTS
DATE: 2/21/2012

I have reviewed the following FY 12 Real Estate Abatements and recommend the Board of Assessors grant the applications:

MAP	LOT	No.	Street
18	086	53	Concord Rd
34	034	4	Poets Path
52	208A	9	Caulfield Rd
38	129	252	Old Connecticut Path
42	112C	24	Cutting Cross Way
43A	011	21	Cedar Crest Rd
43A	021	291	Old Connecticut Path

Jayson Brodie 2/21/12
Susan M. Rufo
Bruce Cummings
Molly R. Upton

Letter to Editor

Town Crier, Enews, Patch, WVN, assessors' website

Town crier: Michael Wyner mwyner@wickedlocal.com

Enews info@waylandenews.com

Patch Brooklyn.lowery@patch.com

Wvn: mmshort1@yahoo.com

Draft

Full List and Measure Resumes in March

The Wayland Board of Assessors will be launching the second phase of its Full List and Measure effort in March in North Wayland. The Full List and Measure effort, approved by Town Meeting, involves inspecting every building to ensure that the assessors' data is correct.

We would like to urge residents who may hear via letter from Vision Appraisal, our contractor, to promptly schedule appointments at their convenience. Inspectors will be available some evenings and weekends in an effort to accommodate residents' schedules.

The assessors want to thank all the residents in the first phase of the study, in the Southeast part of town, for their outstanding cooperation. After inspection, the assessors' data was adjusted downward for a majority of homes.

Homeowners will receive letters this winter and inspections begin in March, weather permitting. An accurate database of all residences ensures fair assessments, which is one of the fundamental principles of the tax system.

The Assessors' function is to determine the fair market value of all properties in town as of January 1 in any given year.

Meantime, you are welcome to visit the office and obtain a detailed record of your property. If you see anything amiss, please file an abatement form prior to February 1 at 4:30 p.m. The office will then inspect your property and make any adjustments to your home's data and its assessment, and tax bills for the remaining two quarters.

We thank you for your continued support in this important effort.

Sincerely,