

Board of Assessors
Meeting: March 5, 2012
Wayland Town Building

Meeting called to order by Chair Jayson Brodie at 7:04 pm

Present: Members: Chair Jayson Brodie, 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, Motion by B Cummings to approve Minutes, Seconded by S Rufo Vote 3-0 (Approved by BoA members at meeting of January 9th – B Cummings, M Upton, and S Rufo; J Brodie was absent.)**

February 21, 2012, Motion made by B Cummings to approve minutes as amended, Seconded by M Upton. Vote 4-0

Correspondence: Advertisement/posting of Assistant Assessors Position

Documents for Board Signature/Vote: Month End Reports:

Excise abatements (February) \$7,794.38- approved
by BoA signature

Exemptions (Real Estate) \$65,839.10 (Month of January)
BoA Signature on reporting sheet

Real Estate Abatements \$33,487.77 (Month of January)
BoA Signature on reporting sheet

Real Estate Abatements \$18,565.35 (Month of February)
BoA Signature on reporting sheet

Notice of Commitments:

2012 1st Commitment Motor Vehicle \$1,516,965.00

2010-2013 13^h Commitment Motor Vehicle \$53.75

Circuit Breaker FY2011 125 Woodridge Road

Motion made to reconsider CB application made by M Upton, Seconded by B Cummings. Vote to reconsider 4-0. Discussion held by board on merit CB application given additional documentation provided by estate. However, since the CB matching funds program was initiated to assist seniors and this was an application filed on behalf of a senior's estate, the board members did not feel it met the intended use as the funds would go to an estate and not directly to a living senior. **Motion made by S Rufo to approve recommendation of Director Brideau and deny CB application, Seconded by B Cummings. Vote: 3-1**

To deny application J Brodie, B Cummings and S Rufo.

Recommendation made by Director Brideau for the BoA to Approve Five Statutory Exemptions and Six CPA Exemptions that after her review were found to meet all the qualifications. **Motion made to accept the Director's recommendation made by B Cummings, Seconded by M Upton, Motion approved by BoA signature on coversheet.**

FY12 Abatement Application Review: 22 Real Estate Abatement Applications were presented to the BoA with 13 recommended approvals and nine recommended denials by Director Brideau. **B Cummings made a motion to accept the 13 abatement applications that had been reviewed by Director Brideau and were recommended for approval, Seconded by Molly Upton. Vote unanimous by signature. Nine abatement applications were recommended for denial by Director Brideau and were denied by individual Board signature on each application.***

Three Personal Property applications were presented to the BoA with two recommended approvals and one recommended denial. **B Cummings made a motion to accept the two personal property abatement applications that had been reviewed by Director Brideau for approval, Seconded by M Upton, Vote unanimous by signature on coversheet and one denial signed individually by board members.**

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

Town Meeting – Warrant Articles: **Board of Assessors Article to Modify Town Code 19-8.** The Board was notified of FinCom's vote not to recommend their article. The BoA discussed their disappointment in FinCom's not seeing fit to recommend the article and discussed some slight modifications to clarify some questions raised by FinCom. **A formal motion was made by B Cummings to discuss making modifications to article, to be resubmitted, Seconded by S Rufo (see attachment) Voice vote 4-0.**

B Cummings then reviewed the entire article with board members and Director Brideau highlighting line by line the changes that new article would achieve over the existing article and refined any language, hoping for more clarity. The new version of the BoA's article in the board's opinion, in fact would require more work and action on behalf of the BoA and assessing department and ultimately achieve better communication and transparency to taxpayers, not less. The new article would also reflect the activities being done currently by the assessors and the assessing department that seems to be achieving better assessing results as evident by the dramatic decline in the re-valuation year abatements of 410 from the last re-val to this year's 72.

B Cummings made a motion to “Accept the modifications made on the Board of Assessors Article related to By-Law 19-8”. M Upton seconded. A voice vote was taken of 4-0 to accept the motion.

Warrant Article by Petitioners: Chair J Brodie recapped the various meetings (including the meeting with S Rufo and Director Brideau) and correspondence held with George Harris related to the petitioner’s article. There were several concerns/problems with the article that had been pointed out 1.) the flexibility on when the required meeting would be held. There was differing interpretation on “before” submitting paperwork to DoR and “proposed” meanings. 2.) the article indicating the BoA would be responsible for calling the meeting with other boards and committees when there was no jurisdiction.

It had been proposed that both articles be combined, however, there was no clear understanding of what was being proposed. Town Code By-Law 19-8 does not give the assessors responsibility to hold a meeting such as being suggested by the petitioner’s article. G Harris disagreed and the opinion of Town Counsel Mark Lanza was sought. However, the opinion of Town Counsel was perceived as not being clear-cut. The language in the petitioner’s article does not by itself prohibit a meeting being called by only the BoA, yet it’s placement in Article 19-8 that pertains only to the Board of Assessors/Assessing Department seems inappropriate if it is not intended that other boards or committees could also hold this meeting.

The DoR requires that actual tax bills be sent prior to December 31st of any given year to meet certain timelines. If this requirement were not met than the abatement timeline and exemption timelines would need to be reset. And there would also be a question if the bond rating might be effected by the missing of these timelines.

Chair J Brodie read a letter he composed to FinCom Chair C Carlson speaking on behalf of himself and not representing the full BoA addressing concerns related to the Petitioner’s Article. As it was well received by the BoA as a good representative of the BoA’s concerns and thoughts **B Cummings made a motion that J Bordie’s letter should be sent from the full BoA to the Board of Selectmen and the full FinCom. S Rufo seconded the motion and a voice vote was taken resulting in a unanimous vote in support of the motion.** Director Brideau will make sure that copies of the letter are sent to the Board of Selectmen and the FinCom members as a result of the vote.

Full Measure and List: June Perry, of Vision, is anticipating the next phase of the Full Measure and List to begin the first week of April. Notices will be coordinated and copies of the letter from the BoA encouraging participation will be sent to the various news agencies such as Wayland Town Crier, WVN etc.

As a side note, aerial photography is also being followed up with _____ Co. in conjunction with other departments. Further updates will be provided as more information is gathered.

BoA Remote Participation: Chair Brodie revisited remote participation and suggested that the BoA policy governing this activity being voted on each year after Town elections so each newly formed BoA can decide on the course of action to be taken. The board agreed, but no formal vote was taken.

Thoughts and Concerns of BoA: B Cummings to review with Director Brideau for preparation of the Article for presentation at Town Meeting.

S Rufo raised concerns over M Upton authoring articles in WVN and not acknowledging herself as a BoA member, along with a disclaimer that her views are her own and not those of the board. This is a subject of concern that has been talked about on several occasions, but still continues to be a problem. M Upton stated she would comply with that request going forward. There were some inaccuracies in the last WVN publication that was attributed to Molly, such as Circuit Breaker's matching funds being available to renters in Wayland, when they are not.

J Brodie reviewed that on March 19th the board's article for Town Meeting will be presented to the Board of Selectmen and will be part of the BoA's next meeting agenda

Next BoA meeting to be held on March 19, 2012 at 7 pm.

A motion to adjourn the meeting was made at 8:52 pm. Vote unanimous.

Respectfully submitted.

Susan Rufo



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OFFICE STAFF

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Denise Ellis, Administrative Assessor
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Jayson S. Brodie, Chairman
Susan M. Rufo, Vice Chairwoman
Bruce Cummings
Molly Upton
Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: STATUTORY AND CPA EXEMPTIONS
DATE: 3/5/2012

I have reviewed the following 5 Statutory Exemption applications and recommend approval.

Clause	Last Name	First Name	No.	Street
22	COADY	JOHN	15	CEDAR CREST RD
41C	CONWAY	MARIE	15	OLD TAVERN RD
37	HONAN	FRANCES	6	ERWIN RD
41C	LAVERS	RUTH	41	STONEBRIDGE RD
22	REGAN	PHILIP	275	COMMONWEALTH RD

I have reviewed the following 6 CPA Exemption applications and recommend approval.

Last Name	First Name	No.	Street
CONWAY	MARIE	15	OLD TAVERN
HOLTZ	BARBARA	11	SPRING HILL RD
KENNEDY	FRANCIS	84	OLD SUDBURY
LARGY	THOMAS	59	MOORE RD
LAVERS	RUTH & KEN	41	STONEBRIDGE
WEBB	ALTON	21	KING ST

J. Brodie 3/5/12
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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: REAL ESTATE ABATEMENT APPLICATIONS
DATE: 3/5/2012

I have reviewed the following 13 Real Estate Abatement applications and recommend approval.

Map	Lot	No.	Street
38	95	11	ROLLING LN
48	013A	12	WAYBRIDGE LN
52	192	43	SCHOOL ST
52	59	9	SNAKE BROOK RD
46B	035A	106	LAKESHORE DR
18	49	54	ORCHARD LN
47A	66	135	DUDLEY RD
39	34	33	SHAW DR
45	083C	85	HILLSIDE DR
39	30	42	SHAW DR
45	095B	38	PICKWICK WAY
44	116A	136	WOODRIDGE RD
47B	68	140	SCHOOL ST

J. Brodie 3/5/12
Susan M. Rufo
Molly Upton
BeBe