

Wayland Board of Assessors
Meeting April 22, 2012
Wayland Town Building

S. Rufo called the meeting to order at 7:15pm.

In attendance: Vice-Chair Susan Rufo, Jayson Brodie, Molly Upton, Director of Assessing- Ellen Brideau and Administrative Assessor- Jessica Marchant

No Scheduled Public Participation

Minutes of April 1:

J. Brodie moved to approve the minutes of April 1 as amended. M. Upton seconded. Vote unanimous.

S. Rufo made an announcement: Although the policy is to have board elections on the first meeting after town elections, Z. Ventress was previously scheduled out tonight, so the board will not hold elections.

Correspondence:

An ATB Certificate of Service regarding the property at 12 Ellie Lane was presented.

Director Brideau advised the board that town counsel, Mark Lanza, prepared a post-hearing brief for 59 Old Sudbury Rd. that is not public record, but the board members can stop by the office to see it if they are interested.

The board reviewed a request from a resident at 9 Wayside Rd. for consideration to file a real estate abatement application late.

The board read her request and discussed the options.

The board agreed unanimously not to grant the request for abatement consideration. They further instructed Director Brideau to follow up with the resident in June to visit the property and make any necessary changes to the property record card prior to the 2014 fiscal year.

Documents for BOA signature:

MONTH END REPORTS

Approval: January Fiscal Year 2013 Personal Property Abatement \$94.82

STATUTORY EXEMPTIONS

Director Brideau recommended the board approve three statutory exemptions that were reviewed and meet the criteria. J. Brodie moved to grant the exemptions by signature. The exemptions were signed.

Director Brideau recommended the board deny one Clause 41C application that was reviewed and does not meet the criteria on assets. The board denied the application by signature.

Director Brideau recommended the board deny one Clause 41A application that was reviewed, but complete information was not submitted. The board denied the application by signature.

Two Clause 18 applications were submitted to the board for approval/ denial.

The board discussed the applications and denied one application by signature based on qualification and approved the other application by signature.

CPA EXEMPTIONS

Director Brideau recommended the board approve 19 CPA exemption applications that were reviewed and meet the criteria. J. Brodie moved to approve the 19 CPA exemption applications by signature. The board signed off on them.

CIRCUIT BREAKER

Director Brideau recommended the board approve 14 circuit breaker applications that were reviewed and meet the criteria. J. Brodie moved to accept the director's recommendation to approve the 14 circuit breaker applications by signature. The board signed off on them.

Director Brideau recommended the board deny one circuit breaker application that was reviewed and is missing information. The board denied the circuit breaker application by signature.

FY'13 REAL ESTATE ABATEMENTS

J. Brodie and M. Upton reviewed two properties with Director Brideau and on their recommendation; the board approved the abatement applications by signature.

J. Brodie and M. Upton reviewed two properties with Director Brideau and on their recommendation; the board denied the abatement applications by signature.

OTHER BUSINESS

Discussion:

Director Brideau presented alternatives for excess land valuation. Discussion ensued regarding how to proceed with this new information. Director Brideau will analyze historical sales to determine the feasibility of site indexing excess land.

Full list and measure:

Vision started back in Wayland last week. There are 1466 properties left to go. Vision's contract is for 1000 more only. Director Brideau asked if Vision can take on the extra 466 parcels, and they said yes, but they can't guarantee completion by August 30 when the other 1000 are to be finished.

The Wayland staff can do some of the inspections, but they also have condos to do too. Director Brideau prefers to have Vision get it done for Wayland and is not worried about the timeline.

M. Upton is concerned about the timeline. She wants it done and residents were told it would be done. Director Brideau confirms that the assessments can still be done on time even though certification may be pushed into December. We also might fall short on time for sending out impact notices.

J. Brodie asked if the funds are available for Vision to take on the extra parcels. Yes.

Regarding callbacks for cyclical inspections that were attempted, letters have just gone out to those properties and Wayne's working on both those and the new cyclical areas.

J. Brodie asked when the state says we have to go back to the parcels we did in the beginning of the full list and measure in 2011. Nine years, but Director Brideau has a plan for rotating through cyclical inspections in five- six years.

Discussion ensues about the benefits of sending impact notices this year.

J. Brodie moved to authorize Director Brideau to expand the full list and measure contract with Vision to a maximum of 1466 parcels.

M. Upton asked for clarification on the deadline for the original 1000 parcels. It is still August 30th.

M. Upton seconded. Vote unanimous.

Thoughts and concerns of the BOA

There was a concern about getting a new board member. There is a link on the town website with a list of open positions, but what is the plan? Director Brideau will check in with the Town Manager.

Director Brideau lists the inspection priorities in the office for the next few months: Sales, Building Permits, Condos.

The next BOA meeting is scheduled for Monday, May 6th at 7pm.

J. Brodie moved to adjourn at 8:45pm. M. Upton seconded. Vote unanimous.

Respectfully Submitted,
Jessica Marchant


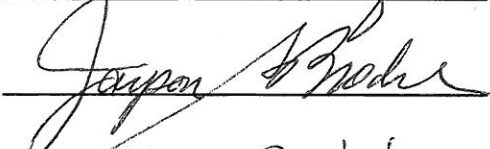

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2013 PP ABATEMENT
DUE IN THE MONTH OF JANUARY 2013

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
PP ABATEMENT	1	\$ 94.82
	TOTAL	\$ 94.82

You are hereby notified that taxes were **abated**, as specified in the above schedule, to the aggregate amount **NINETY FOUR DOLLARS AND EIGHTY TWO CENTS**

BOARD OF ASSESSORS
WAYLAND

Date April 22, 2013



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, Assistant Assessor
Jessica Marchant, Administrative Assessor
Savitri Ramgoolam, Department Assistant

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

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: EXEMPTION APPLICATIONS
DATE: 4/22/2013

I have reviewed the following three Exemption applications and recommend approval:

PAR ID	LAST NAME	FIRST	NUMBER	ADDRESS
51C-037	Adams	Elizabeth	32	Pemberton Rd
52-097	Conway	Marie	15	Old Tavern Rd
24-053	Macleod	Roderick	4	Wheelock Rd

J. Brideau 4/22/13
Mary Upton
Susan M. Rufo



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: EXEMPTION APPLICATIONS
DATE: 4/22/2013

I have reviewed the following nineteen CPA Exemption applications and recommend approval:

PAR ID	LAST	FIRST	NO	ADDRESS
51C-037	ADAMS	ELIZABETH	32	PEMBERTON RD
39-045	BEGUM	SHAHINOOR	13	WOODRIDGE RD
51B-011	BELAMARICH	BARBARA	2	MELVILLE PLACE
52-097	CONWAY	MARIE	15	OLD TAVERN RD
25-107	DIMAGGIO	JOSEPH & LISA	162	PLAIN RD
48-175	ENGLISH	MARCIA	90	SCHOOL ST
51D-059	GLADU	JANET	5	SOUTH STREET
24-079	HOLTZ	BARBARA	11	SPRING HILL RD
46D-017	KARMAN	KATHERINE	211	LAKESHORE DRIVE
007-028	KIELY	MARY L	11	SHERMAN BRIDGE RD
07-049	MAY	LEONARD	28	MARSHALL TERR
46D-025	MELNICOVE	MARGO	245	LAKESHORE DRIVE
045-038C	MILLER	EDNA	6	LAKESPUR
3-0209	MORRISSEY	JAMES J JR.	24	GROVE ST
51C-004	PINKUL	JOHN	23	DAMON ST
46D-090	RIZZO	IRENE	14	EMERSON RD
14-033	SMOOT	URSULA	65	GLEZEN LANE
52-033	SOCRAT	ALEXANDER	32	DEAN RD
30-020	ZABLE	SIMON	3	BLOSSOM LN

J. Brodie 4/22/13
Molly Upton
Susan M. Rufo



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: CIRCUIT BREAKER APPLICATIONS
DATE: 4/22/2013

I have reviewed the following fourteen Circuit Breaker applications and recommend approval:

PAR ID	LAST NAME	FIRST	NUMBER	ADDRESS
51C-037	ADAMS	ELIZABETH	32	PEMBERTON RD
10-017	BARNES	SHIRLEY	20	LOBLOLLY
51B-011	BELMARICH	BARBARA	2	MELVILLE PL
40-053A	BERNSTEIN	ROSLYN	11	STEEPLETREE LN
25-107	DIMAGGIO	JOSEPH	162	PLAIN RD
38-143	FRIEDMAN	ARNOLD	7	KELSEY RD
07-028	KIELY	MARY	11	SHERMAN BRIDGE RD
05-001	LEVY	BORIS	14	WALTHAM RD
45-038C	MILLER	EDNA	6	LAKESPUR
46B-082	NORRIS	DONALD	431	OLD CONN PATH
40-030E	O'CONNELL	ANTOINETTE	7	FOX HOLLOW
48-136	POISSON	RENE	37	AQUEDUCT RD
42B-001A	SHEATS	E	303	OLD CONNECTICUT PATH
51A-048	STENQUIST	RUBY JUNE	26	FULLER RD

Susan M. Rufo 4/22/13
Molly R. Upton
Jayson Brodie



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: REAL ESTATE ABATEMENTS
DATE: 4/22/2013

I met with Jayson Brodie and Molly Upton to review abatement applications on Monday, April 22nd.
The following two abatement applications are recommended for approval:

Map	Lot	No.	Street
5	22A	119	Lincoln Rd
11	040	34	Lincoln Rd

Susan M. Rufo
Molly Upton
Jayson Brodie
4/22/2013