

Town of Wayland  
Board of Assessors  
Monday, September 9<sup>th</sup>, 2013

The meeting was called to order at 7:15 pm by the chair, Susan Rufo.

In attendance: Chair S. Rufo, Vice-Chair J. Brodie, M. Upton, and Director E. Brideau.

Z. Ventress joined the meeting at 7:40 pm

Minutes: J. Brodie moved to accept the minutes of August 12th, 2013 as amended. M. Upton seconded.

**Vote: unanimous**

- FY'14 Interim Valuation Update:

E. Brideau reported on her meeting with M. Tarello of Vision Appraisal.

1) Commercial Valuation:

- M. Tarello reviewed the local market, Income and Expense statements submitted by properties owners and sales that occurred over past 2 years.
- In reviewing sales for mass appraisal the goal is to establish values appropriate for the entire community and not "chase" one sale by adjusting the model to match the sale price.
- M. Tarello has considerable experience with the local market as he also consults for Concord, Weston and Lexington among others.

2) Single Family & Condominium Valuations Based on Review of 2012 Sales:

- Changes to the model follow and are based on maintaining a median of 0.95 (selected for discussion purposes only).
  - Wayland's land to building ratio became 50/50 for the majority of Wayland
  - The following adjustments were made to the model to meet the DOR statistical parameters:
    - Style Base Rate Cost changes:
      - Ranch from 80 to 84
      - Split-Level from 87 to 90
      - Colonial from 97 to 95
      - Contemporary from 90 to 95
      - Raised Ranch from 87 to 90
    - Land Site Index changes:
      - SI 4 from .85 to .90
      - SI L from 1.7 to 2.05
      - SI Q from 1.25 to 1.15
    - Condominium Complex changes:
      - Stonebridge from .97 to .93
      - Hillside from .94 to .99
      - The Meadows from .92 to .82
      - 6 Greenway from .79 to .75

- o Condominium Complex changes (cont.) :
  - Greenway from .57 to .61
  - 16 Willard St from 2.2 to 2.35
  - Wayland Gardens from .77 to .74
  - Wayland Commons from .68 to .72
  - Post Rd Village from 1.0 to 1.25
  - Sage Hill from .85 to .82

E. Brideau advised the net impact of increasing the Site Index on 40 +/- properties Lake Cochituate equated to an average increase of 15% in value. E. Brideau will conduct a field review of the impacted properties.

J. Brodie questioned the outliers and requested that further review be completed to insure that those properties are accurately depicted and that the sales are truly qualified sales. S. Rufo noted that the sale at 10 Old Farm was not on MLS, upon further review by the BoA it was determined that in fact the property was not on the open market and should be coded out.

M. Upton presented a document of her findings (see attached) and requested the E. Brideau review them and report back to the BoA at the next meeting.

BoA members will individually review the pros and cons of setting the FY'14 Interim at a median of 0.95 and finalize their decision at the next BoA meeting.

- Overlay:

E. Brideau distributed the Overlay Surplus and Overlay Forecast spreadsheets for the Board to review.

J. Brodie moved that for FY'12 the BOA transfer \$350,000 from excess overlay to overlay reserve surplus. Z. Ventress seconded. **Vote: Unanimous**

BoA members requested that the Director include historical data regarding the initial amounts set for the Overlay by Fiscal Year as well as include number of Circuit Breaker applications approved year to date for the next meeting.

- Candidates for open BoA position:

BoA members reviewed letters and/or resumes from David Hill of Orchard Lane and Kristopher Aleksov of West Plain Street.

S. Rufo will coordinate with BoS to hold joint interviews.

- 2013 Annual Town Report:

E. Brideau presented draft of 2013 Town Report.

- Correspondence and Documents requiring BoA signature:

The following were unanimously approved by signature of the members of the board:

<b>Fiscal Year 2013 - August Exemptions</b>		
Circuit Breaker Exemption (August)	\$	6,000.00

**Motor Vehicle Excise**

Motor Vehicle Excise 2013-99 Commitment	\$	1,061.25
August 2013 - Excise Abatement:		
60A (2013)	\$	2,886.35
60A (2012)	\$	599.16

**Fiscal Year 2014 - Real Estate/Personal Property**

Preliminary 2nd Q - Personal Property	\$	184,908.71
Preliminary 2nd Q - Real Estate	\$	13,970,944.27
Preliminary 2nd Q - CPA	\$	172,470.08

- Topics not reasonably anticipated by the Chair 48 hours in advance of meeting: None
- Thoughts and Concerns from BoA members: None
- The Chair announced that the next meeting would be called for 7:15 pm on September 23, 2013.
- J. Brodie moved to adjourn the meeting at 9:00 pm. The motion was seconded by M. Upton and approved unanimously.

Respectfully submitted,

  
Ellen Brideau

Draft

# FINANCE

## BOARD OF ASSESSORS

The final phase of the "full list and measure" will be complete in September of 2013. Residents are to be thanked for their cooperation as the office has reached a very high level of successful entries. At the April 2013 elections, Susan M. Rufo was reelected to the board. Susan Rufo and Jayson Brodie were elected chair and vice-chair respectively.

The Board of Assessors is responsible for administering Massachusetts property tax laws effectively and equitably and to produce accurate and fair assessments for all taxable property.

As required by the code of Wayland, Section 19-8 the Board of Assessors makes the following Report:

### A. Annual Report

(2) The 2011 sales used in the determination of the FY'13 assessed values were posted to the Assessors web page and provided at Town Meeting.

(2. a, b, c) Report for the previous six years of abatement history:

FISCAL YEAR	# RECD (a)	# GRANTED (b)	AVG ABMT (c)
2008	247	171	\$2,452.47
Supplemental	2	2	\$3,527.00
2009*	398	228	\$1,190.63
Supplemental	0	0	\$0.00
2010	104	58**	\$1,109.00
Supplemental	4	1	\$1,297.64
2011	66	30	\$1,089.27
Supplemental	0	0	\$0.00
2012*	71	44	\$1,912.65
Supplemental	0	0	\$0.00
2013	34	18	\$1,854.20
Supplemental	1	1	\$616.87

\*DOR Triennial Revaluation year

\*\*5 additional abatements were not included in this number due to unusual circumstances.

The addition of these five abatements would bring the total average abatements to \$1,946.22.

All years are based on Board action.

(2. d) ATB filings last six years:

Fiscal Year	ATB Filings
2008	26
2009	52
2010	13

Fiscal Year	ATB Filings
2011	12
2012	5
2013	6

**(2. e) Dollar change granted by ATB:**

FISCAL YEAR	#	STREET	CHANGE AMOUNT GRANTED
FY'08	102	LAKESHORE DR	\$289,100
FY'08	58	THREE PONDS RD	\$93,500
FY'08	6	CROSS ST	\$304,300
FY'08	10	PEMBERTON RD	\$13,200
FY'08	2	JOEL'S WAY	\$98,800
FY'09	12	ELLIE LN	\$195,800
FY'09	14	CREST RD	\$129,200
FY'09	16	CREST RD	\$125,900
FY'09	55	HILLSIDE DR	\$49,700

FISCAL YEAR	#	STREET	CHANGE AMOUNT GRANTED
FY'09	12	JEFFREY RD	\$15,900
FY'09	58	WOODRIDGE RD	\$58,600
FY'09	8	BIGELOW RD	\$21,000
FY'09	16	KEITH RD	\$15,500
FY'09	25	DRAPER RD	\$34,100
FY'10	8	BIGELOW RD	\$20,600
FY'10	12	ELLIE LN	\$173,200
FY'11	12	ELLIE LN	\$204,500
FY'12	59	OLD SUDBURY RD	\$42,800

**(3). Inspections**

Total Property Visits: 3,006

**Building Permits:**

Interior and Exterior	47
Exterior Only	134
Interior Only	47
Callbacks	28
Refusals	11
<b>Total</b>	<b>267</b>

**Quality Control:**

Interior and Exterior	14
Exterior Only	11
Interior Only	5
<b>Total</b>	<b>30</b>

**Cyclical:**

Interior and Exterior	495
Exterior Only	981
Interior Only	245
Callbacks	754
Refusals	23
<b>Total</b>	<b>2,498</b>

**Abatements:**

Interior and Exterior	16
<b>Total</b>	<b>16</b>

**Sales:**

Interior and Exterior	86
Exterior Only	60
Interior Only	27
Refusals	6
<b>Total</b>	<b>179</b>

**Informal Hearings:**

Interior and Exterior	12
Exterior	3
Interior	1
<b>Total</b>	<b>16</b>

Respectfully submitted,

Susan M. Rufo, Chair  
Molly Upton

Jayson Brodie, Vice Chair  
Zachariah Ventress



**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  
Susan M. Rufo, Chairman  
Jayson Brodie, Vice Chairman  
Molly Upton  
Zachariah L. Ventress

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**MEMO**

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**TO:** BRIAN KEVENY, FINANCE DIRECTOR  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** RELEASE OF OVERLAY FOR FY'12  
**DATE:** 9/9/2013

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The Board of Assessors voted at their meeting held on Monday, September 9th to release the following overlay balances to overlay surplus.

Fiscal Year	Amount Released
2012	\$350,000
Total	\$350,000

*Susan M. Rufo 9/9/2013*  
*Zachariah L. Ventress*  
*Mary R. Upton*  
*Jayson W. Brodie*

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

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2013 EXEMPTION (CIRCUIT BREAKER)  
DUE IN THE MONTH OF AUGUST 2013

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
CIRCUIT BREAKER	6	\$6,000.00
<b>TOTAL EXEMPTIONS</b>	<b>6</b>	<b>\$6,000.00</b>

You are hereby notified that taxes were abated/exempted, as specified in the above schedule, to the aggregate amount of **SIX THOUSAND DOLLARS AND NO CENTS.**

Susan M. Ruffo  
Mary R. Upton  
Joseph J. Arnold  
\_\_\_\_\_  
\_\_\_\_\_

BOARD OF ASSESSORS  
WAYLAND

Date: September 9, 2013

# Exemption Summary Clause Report FY 2013 Real Estate From 8/1/2013 Through 8/28/2013

Clause	Exemption Date	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount
CB	8/14/2013	254	3057	003-029	24 GROVE ST	MORRISSEY JAMES J JR	Tax	\$1,000.00
								\$1,000.00
	8/14/2013	253	2381	038-013	201 OLD CONNECTICUT PATH	LANDIS JUDITH C.	Tax	\$1,000.00
								\$1,000.00
	8/14/2013	251	2082	051D-073	12 WINTER ST	JOHNSON BENJAMIN W III	Tax	\$1,000.00
								\$1,000.00
8/14/2013	250	1816	050-017	33 AMEY RD	HATCH MARILYN A	Tax	\$1,000.00	
							\$1,000.00	
8/14/2013	249	589	045-043A	14 INDIAN DAWN	CAMPBELL MARY ROSE	Tax	\$1,000.00	
							\$1,000.00	
8/14/2013	248	1866	045-099D	15 PICKWICK WAY	AKASHIAN SANDRA L TRUSTEE	Tax	\$1,000.00	
							\$1,000.00	
Totals For Clause: CB							Tax	\$6,000.00

**Totals** 6 Tax

\$6,000.00




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

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

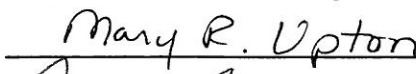
RE: **EXCISE ABATEMENT**  
DUE IN THE MONTH OF AUGUST 2013

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2013)	28	\$2,886.35
60A (2012)	5	\$ 599.16
	<b>TOTAL</b>	<b>\$3,485.51</b>

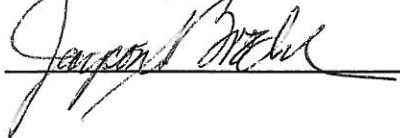
You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of **THREE THOUSAND FOUR HUNDRED EIGHTY FIVE DOLLARS AND FIFTY ONE CENTS**


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BOARD OF ASSESSORS  
WAYLAND

Date: September 9, 2013

# Abatement Report FY 2013 Motor Vehicle Excise From 8/1/2013 Through 8/31/2013

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
8/29/2013		60A	257	403	BAILEY COLIN	376XFG	\$40.10
8/29/2013		60A	258	948	BRACKENRIDGE ALEXANDER	BR28FH	\$44.79
8/29/2013		60A	259	1141	BRYANT SHERRY A	147920	\$19.17
8/29/2013		60A	260	1282	CAB EAST LLC	941LN3	\$257.81
8/29/2013		60A	261	2069	CUNNINGHAM WAYNE A	87BE77	\$21.88
8/29/2013		60A	284	2339	DEARBORN SUSAN	1HJN70	\$75.00
8/29/2013		60A	262	2440	DICARLO LEONARD J	14VV46	\$61.46
8/29/2013		60A	263	3445	GERLOVIN EMMANUEL	588EPB	\$180.00
8/29/2013		60A	264	3528	GLEASON ANN R	844PT9	\$34.17
8/29/2013		60A	265	4514	HONDA LEASE TRUST	321AW2	\$19.17
8/29/2013		60A	266	4522	HONDA LEASE TRUST	159AA1	\$65.10
8/29/2013		60A	267	4984	JUDAH RALPH L	4308DW	\$20.42
8/29/2013		60A	270	5770	LEE JUYONG	47ZP45	\$21.15
8/29/2013		60A	268	5771	LEE JUYONG	86JX36	\$21.67
8/29/2013		60A	269	12331	LEE JUYONG	47ZP45	\$215.41
8/29/2013		60A	271	6346	MAHONEY PETER J	662KF5	\$64.17
8/29/2013		60A	272	6514	MARTIN GEORGE W	RS986A	\$65.83
8/29/2013		60A	273	6960	MILLERD STEWART A	94AH86	\$35.00
8/29/2013		60A	274	12395	MILLERD STEWART A	94AH86	\$31.56
8/29/2013		60A	275	7033	MONCURE ASHBY C	33VJ58	\$15.83
8/29/2013		60A	276	7394	NICKERSON WENDY M	6DY880	\$135.63
8/29/2013		60A	277	11854	OBJECTRIVER INC	237WD8	\$277.60
8/29/2013		60A	278	8938	SCHAEFFER HANS P	557DJ8	\$148.33
8/29/2013		60A	279	12488	SCHAEFFER HANS P	911WB3	\$570.83

# Abatement Report FY 2013 Motor Vehicle Excise From 8/1/2013 Through 8/31/2013

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount	
8/29/2013		60A	280	9334	SIMEONE JAMIE HUDSON	266FF9	\$40.31	
8/29/2013		60A	281	9518	SOLLIA RITA M	5TX910	\$20.00	
8/29/2013		60A	282	10911	WEINMANN MAXWELL	US38LF	\$364.38	
8/29/2013		60A	283	10980	WHELTON LOUISE M	84GH86	\$19.58	
<b>Totals</b>							<b>28</b>	<b>\$2,886.35</b>

# Abatement Report FY 2012 Motor Vehicle Excise From 8/1/2013 Through 8/31/2013

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount	
8/29/2013		60A	379	2720	ELIA CHRISTOPHER P	24FT19	\$33.54	
8/29/2013		60A	383	10516	VW CREDIT LEASING LTD	281GM5	\$155.73	
8/29/2013		60A	382	10496	VW CREDIT LEASING LTD	C1760A	\$90.10	
8/29/2013		60A	381	10517	VW CREDIT LEASING LTD	612KN8	\$130.94	
8/29/2013		60A	380	10484	VW CREDIT LEASING LTD	86TF71	\$188.85	
<b>Totals</b>							<b>5</b>	<b>\$599.16</b>

FISCAL YEAR 2013

NOTICE OF **NINETY-NINTH** COMMITMENT 2013


The Commonwealth of Massachusetts  
The Town of Wayland  
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Paul W. Keating Jr. the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
<b>MOTOR VEHICLE EXCISE 2013-99 COMMITMENT</b>	..... \$ 1,061.25
<b>PERSONAL PROPERTY TAX</b>	..... \$0.00
<b>REAL ESTATE TAX</b>	.....\$0.00
<b>CONSERVATION PRESERVATION ACT TAX</b>	.....\$0.00
<b>OMITTED ASSESSMENT</b>	
<b>REAL ESTATE TAX</b>	.....\$0.00
<b>PERSONAL PROPERTY</b>	.....\$0.00
<b>ALL SPECIAL ASSESSMENTS</b>	

Board of Assessors  
Wayland, MA 01778

  
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Mary R. Upton  
\_\_\_\_\_

  
\_\_\_\_\_

\_\_\_\_\_

DATE: 9/9 2013

YEAR 2013

ASSESSORS WARRANT TO COLLECTOR  
**MOTOR VEHICLE AND TRAILER EXCISE**  
**NINETY NINTH COMMITMENT 2013-99**

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

To .....**Paul W. Keating, Jr.**..... Collector of Taxes for  
.....**Wayland**.....In the County of .....**Middlesex**...

Greeting:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the excise list herewith committed to you the amount of the MOTOR VEHICLE AND TRAILER EXCISE assessed to each such person for the privilege of registration, as therein set forth, with interest, the sum total of such list being **ONE THOUSAND SIXTY ONE DOLLARS AND TWENTY FIVE CENTS.** (\$1,061.25)

And you are to pay over said taxes and interest to ...**Paul W. Keating, Jr.**...Treasurer of **Wayland**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said excises and interest with your tax list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before December 31 of the current year.

And if a person refuses or neglects to pay his excise for fourteen days after demand, you shall issue a warrant to collect said excise including interest, charges and fees. If a person refuses or neglects to pay his excise after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said excise in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this 9<sup>th</sup> day of SEPTEMBER, 2013

*Mary R. Upton*  
.....  
*Jayson A. Breda*  
.....  
.....  
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Board of Assessors  
Of Wayland

# Audit Control Report For Fiscal Year 2013 MVX For Dates 7/1/2013 Through 7/4/2013

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## Tax

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Beginning Balance (End of Day Balance on 6/30/2013)	\$162,403.17
(+) Additional Debits 7/1/2013 - 7/4/2013	\$1,061.25
	<hr/>
	\$163,464.42
Transactions 7/1/2013 - 7/4/2013	
Net Payment	
(-) Payment	\$29,050.56
	<hr/>
	\$29,050.56
End of Day Balance on 7/4/2013	\$134,413.86

FISCAL YEAR 2014

NOTICE OF COMMITMENT 2014 – SECOND QTR

The Commonwealth of Massachusetts  
The Town of Wayland  
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Paul W. Keating Jr. the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
PERSONAL PROPERTY TAX .....	\$ 184,908.71
REAL ESTATE TAX .....	\$ 13,970,944.27
COMMUNITY PRESERVATION ACT TAX.....	\$ 172,470.08

OMITTED ASSESSMENT

REAL ESTATE TAX .....	\$ 0.00
PERSONAL PROPERTY .....	\$ 0.00

ALL SPECIAL ASSESSMENTS

Board of Assessors  
Wayland

        Susan M. Ruff          
        Mary R. Upton          
        James J. Noble          
    
  

Date: September 9, 2013



**WORKING PAPERS**

**STEPS TO DETERMINE FY'15 OVERLAY FORECAST (see note 9)**

line #	\$ in FY'06	\$ in FY'09	\$ in FY'12	ave of 3 "reval" years	\$ in FY'11	\$ in FY'12	\$ in FY'13	ave of last 3 years	FY'15 preliminary forecast by Assessors	FY'14 tentative forecast by Assessors	FY'14 final forecast by Assessors
1. Abatements											
2. Abatements-granted	221,000	337,146	84,157	214,101	32,678	84,157	33,376	50,070			
3. Total Abatement-ATB initial liability (note 1)	322,343	365,800	60,000	249,314	392,900	60,000	36,500	163,133			
3a. Abatement-ATB initial liability (w/o Telecom)	314,843	200,400	59,000	181,414	238,900	59,000	15,000	104,300			
3b. Abatement-ATB initial liability (Telecom only)	7,500	165,200	1,000	57,900	154,000	1,000	21,500	58,833			
4. Abatement-other liability (note 2)	0	1,768	78,827	26,865	19,851	78,827	663,184	253,954			
5. Abatement-other (note 3)											
6. subtotal-abatements	543,343	704,514	222,984	490,280	445,430	222,984	733,060	467,156			
7. Exemptions-statutory	83,062	85,539	70,882	79,828	79,319	70,882	55,910	68,704			
8. Exemptions-CB	70,157	90,871		80,514	136,733	140,663		138,698			
8a. number of CB applications (note 4)					147	150					
9. subtotal-exemptions	153,220	176,410		164,815	205,381			206,381			
10. Certain taxes (note 5)	0	0	0	0	0	0	0	0			
11. Preliminary FY'15 OVERLAY Forecast (note 6)											
12. Tentative FY'15 OVERLAY Forecast (note 6)											
13. Tax Rate Rounding (not to exceed) (note 7)											15,000
14. Final FY'15 OVERLAY Forecast											

\* avg w/o Telecom

notes:

- assume greatest difference between applicable assessment and taxpayer's estimated value noted on abatement form or for ATB or other documentation
- "uncollected taxes" (real and personal property) excluding those secured by tax title. Review to IGR - 11-101
- any significant assessment factor known to the Assessors
- Property Owners can apply for FY2013 CB match until 12/31/13
- Certain taxes that are budgeted elsewhere.
- Line 6 plus line 9 - voted on \_\_\_\_\_
- Include sufficient funds to allow rounding of tax rate (per \$1,000) to whole penny  
This requirement driven by DOR software used in "recap" preparation.
- All data as of 09/09/13
- Forecast for FY'15 budgeting purposes only

**WORKING PAPERS**



David M. Hill  
54 Orchard Lane  
Wayland, Massachusetts 01778

August 20, 2013

Board of Selectmen  
Town of Wayland  
Attention: Town Administrator  
41 Cochituate Road  
Wayland, Massachusetts 01778

Gentlemen:

I seek the Board of Selectmen's appointment to the Wayland Board of Assessors for the vacancy with the term that expires at Town Election 2014.

My principal qualifications are a willingness to dedicate and having the time required to serve. I believe I bring an attitude of common sense, a willingness to learn and listen, and a commitment to fairness.

My wife and I have lived in Wayland for over twenty years. I am an active volunteer with the Board of Health's MRC (Medical Reserve Corps) and I am a member of CERT (Citizens Emergency Response Team). Over the past few years I have attended numerous Town Board, Commission and Committee meetings which have given me an appreciation of the complexity of our Town.

I have attended Board of Assessors meetings- most recently August 12, 2013. I am becoming familiar with the scope of responsibilities and the time commitment. I am considering running for the position in the Town Election 2014.

I will be attending the Open Meeting Law training scheduled for September 19, 2013.

I will schedule and attend the multi week course required for members of the Board of Assessors when appointed.

Thank you for your consideration.

Sincerely,

*David M. Hill*

Encl: Resume of David Hill

# David Hill

54 Orchard Lane  
Wayland, Massachusetts 01778

## EDUCATION

Bachelor of Science in Forestry,  
University of New Hampshire 1964

## SKILLS

Project Management  
Consensus building  
Depth of knowledge in facilities upkeep, protection, and management  
Private property management  
Operations and Maintenance planning  
Supervising staff and contracted services  
Knowledge sustainable design

**WORKS-IN-PROGRESS ASSOCIATES, New York, NY**

**2002 - Present**

### **Senior Project Manager**

**Boston Private Estate and Grounds Management – 2009 to present-** Management of over 50 acres of private grounds for two estates. Responsible for all aspects of maintaining and protecting the real estate to include but not limited to: representing owners in matters before the Town; managing staff; overseeing and managing contracted services and; contact with neighbors.

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**Mass Audubon Society, Lincoln, MA**

**1967 - 2002**

### **Director Capital Assets and Planning**

Thirty five years of experience as project manager, and owner's representative. Initiated and coordinated projects from concept to implementation. Responsibilities included establishing project scope, obtaining permits and approvals, budget preparation and management, project schedule, consultant selection, contracts, design review, and the coordination of owners, sponsors, users and consultants.

Wayland Board of Selectmen  
41 Cochituate Road  
Wayland, MA 01778

My name is Kris Aleksov and I am writing for your consideration to fill an empty position for either of the following: Board of Assessors, Economic Development Committee, & Housing Partnership Commission.

My experience pertinent to these positions:

- Drafting decisions on zoning, mortgage foreclosures, open meeting, and environmental protection laws as a law clerk in Superior Court.
- Publishing legal manuscripts on various fields of law as the Business Editor for UMass Law Review
- Various training and coursework in the fields of: Insurance, Privacy, Business Structures, Commercial law, etc.
- Appearances in housing court on behalf of indigent individuals.

Thank you for your time and consideration. I can be reached, preferably by email at [Kristopher.aleksov@gmail.com](mailto:Kristopher.aleksov@gmail.com) or alternatively at 630-484-1209.

Kristopher Aleksov  
224 W Plain  
Wayland, MA 01778

from: Molly Upton  
9/9/13

Notes:

**SI**

Q factor is too low (i.e. generous to taxpayer)

122 lakeshore graded F

124 lakeshore highly unlikely to be an A

97 Dudley had a .86 asr.

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Need SI for adjacent to conservation?

9 Heard road SI 5... asr .88

Why are Rice a 5 and Glezen a 6?

**Grades/condition**

15 Pemberton is built like a rock, and condition is G-VG (I was in it)

**Definitely** not an A

18 Bayfield REBUILT.. grade should be higher. Asr was .88

11 Lake Road Terrace – **Not** VG (I was in it) it is an A

95 Lake Road Terrace was added/rebuilt – suggest grade 5 – if 93 is contemporary, 95 is also

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**Did we get into (old building permits not previously inspected?)**

37 pequot

The two homes on Pine Road

15 oak

21 Maguire

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**Styles**

Splits esp. in higher si are too low..... they are not splits as on aqueduct.

Perhaps factor in size?

Capes ???

Contemporaries are low.. avg. 90

A lot of colonials are low below 90.

Others

? 24 and 48 country corners – inverted?

11 pequot assess went down when sale price much higher

37 and 21 highgate ? inverted?

10 old farm circle? Assess dropped when sale price much higher

6 cole road really a Good? Its asr 1.12

5 gennaro assess will be \$200k less than selling price? Was it VG or ... E?

10 river view circle – condition G? (looks like it from pix)