

Board of Assessors
Meeting: April 21st, 2015
Wayland Town Building

Meeting called to order by Zack Ventress at 7:15 pm

Present: Members: Zach Ventress, David Hill and Cheryl Kane
Staff: Director Ellen Brideau

Minutes:

Review of minutes from March 23rd – deferred until next meeting.

Election of Chair/Vice Chair:

D. Hill moved to elect S. Rufo as Chair, C. Kane 2nd – unanimous

D. Hill moved to elect J. Brodie as Vice Chair, C. Kane 2nd – unanimous

Real Estate Abatements:

The following action was taken by BOA regarding FY 15 Abatements:

(applications were made available to BOA members for review prior to the meeting)

Director Brideau reported that she reviewed abatements with J. Brodie and D. Hill individually, prior to this evenings meeting. D. Hill moved that sixteen real estate abatements be approved by signature. C. Kane 2nd. BOA members approved cover sheets (see attached) by signature. D. Hill moved that sixteen real estate abatements be denied by signature on the application. Z. Ventress 2nd. BOA members denied applications by signature.

Blizzard Bill:

Director Brideau reported that the state legislature passed the “Blizzard Bill” into law a few weeks ago. This bill extended the time for FY2015 abatement filings to February 6th. In addition, the bill waived interest for late tax payments until February 6th. The Wayland assessing department was not impacted because we had extended the filing deadline to February 3rd and had been proactive in notifying residents of their options to file during the snow storm on February 2nd. Director Brideau confirmed with the Collector’s office that they also waived interest.

Correspondence and Documents for BOA signature:

Correspondence: None

Documents requiring BoA signature:

March 2015 Month Ending:

Excise Abatements: \$7,401.58

Elderly & CPA Exemptions: \$60,391.97

Real Estate Abatements: \$46,760.11

Motor Vehicle Warrant/Commitment (2015-02): \$275,094.31

FY 2015 Exemptions

Circuit Breaker: By signature the board accepted the recommendations of the Director to approve thirty seven applications. (see attached)

Statutory Exemptions: By signature the board accepted the recommendations of the Director to approve one application. (see attached)

CPA: By signature the board accepted the recommendations of the Director to approve eight applications. (see attached)

Items not anticipated 48 hours in advance: None

Board concerns: None

Chair comments: None

Public comment: None

Z. Ventress requested a motion to adjourn at 7:37PM. D. Hill motioned, C. Kane seconded. Vote unanimous.

Respectfully submitted,
Ellen Brideau
Director of Assessing

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

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2015 EXEMPTION
DUE IN THE MONTH OF ~~APRIL~~ 2015

*This form will be
revised by BOA*

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
ELDERLY EXEMPTIONS	13	\$ 8,625.00 ✓
CPA	26	\$ 129.39 ✓
CPA	26	\$ 2,246.34 2426.34
CB	50	\$49,391.24 ✓
TOTAL EXEMPTIONS	89	\$60,391.97 60511.97

You are hereby notified that taxes were abated/**exempted**, as specified in the above schedule, to the aggregate amount of **SIXTY THOUSAND THREE HUNDRED NINETY ONE DOLLARS AND NINETY SEVEN CENTS.**

Timothy B. Carter

[Signature]

Cheryl Kane

BOARD OF ASSESSORS
WAYLAND

Date: 4/21/15

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

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2015 RE ABATEMENT
DUE IN THE MONTH OF ~~March~~ 2015

March Eng

*This form will be
reigned by BOA*

TYPE/REASON

QUANTITY

TOTAL

RE ABATEMENT
CPA

34

~~\$ 46,082.58~~
~~\$ -677.53~~

45000.47
671.46

TOTAL

\$ 46,760.11

45,671.93

You are hereby notified that taxes were **abated**, as specified in the above schedule, to the aggregate amount **FORTY SIX THOUSAND SEVEN HUNDRED SIXTY DOLLARS AND ELEVEN CENTS**

[Signature]
[Signature]
Cheryl Kane

BOARD OF ASSESSORS
WAYLAND

Date: *4/21/15*

YEAR 2015

ASSESSORS WARRANT TO COLLECTOR
MOTOR VEHICLE AND TRAILER EXCISE

SECOND COMMITMENT 2015-02

THE COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

ToJohn Senchyshyn, acting..... 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 **TWO HUNDRED SEVENTY FIVE THOUSAND NINETY FOUR DOLLARS AND THIRTY ONE CENTS.** (\$275,094.31)

And you are to pay over said taxes and interest to ...John Senchyshyn, acting 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 21st day of April, 2015

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Board of Assessors
Of Wayland

FISCAL YEAR 2015

NOTICE OF **SECOND** COMMITMENT 2015

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 John Senchyshyn, acting Collector of taxes.

TAX	AMOUNT OF COMMITMENT
MOTOR VEHICLE EXCISE	\$275,094.31
2015-02 COMMITMENT	
PERSONAL PROPERTY TAX	\$0.00
REAL ESTATE TAX	\$0.00
CONSERVATION PRESERVATION ACT TAX.....	\$0.00
OMITTED ASSESSMENT	
REAL ESTATE TAX	\$0.00
PERSONAL PROPERTY	\$0.00

ALL SPECIAL ASSESSMENTS

Board of Assessors
Wayland, MA 01778







DATE: April 21, 2015



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

BOARD OF ASSESSORS
Susan M. Rufo, Chair
Jayson Brodie, Vice Chair
Zachariah L. Ventress
David Hill
Cheryl Kane

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FY15 REAL ESTATE ABATEMENT APPLICATIONS
DATE: 4/21/2015

I met with Jayson Brodie and David Hill, the following sixteen (16) real estate abatement applications have been reviewed and are recommended for approval.

Map	Lot	No.	Location	Adjusted Value
19	18	74	PLAIN RD	603,400
24	058A	17	BENNETT RD	1,600
26	4	269	PELHAM ISLAND RD	10,600
29	10	26	FORTY ACRES DR	19,600
29	11	34	FORTY ACRES DR	20,700
29	12	38	FORTY ACRES DR	19,400
29	13	42	FORTY ACRES DR	20,700
41	1	246	STONEBRIDGE RD	279,300
45	15	60	RICE RD	480,600
45	015A	54	RICE RD	474,500
49	32	38	CLUBHOUSE LN	1,800
42D	50	7	MAYFLOWER	13,100
42D	121	73	LAKESHORE DR	11,300
47A	28	6	CROSS ST	347,600
47C	006A	0	CROSS ST	8,600
47A	61	88	DUDLEY RD	11,500

Zachariah L. Ventress 4/21/2015
David M. Hill
Cheryl Kane



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: CIRCUIT BREAKER MATCH APPLICATIONS *ans*
DATE: 4/16/2015

I have reviewed the following thirty seven (37) Circuit Breaker Applications and recommend approval.

Map/Lot	Last Name	First Name	No.	Street
51C-037	ADAMS	ELIZABETH	32	PEMBERTON RD
45-099D	AKASHIAN	SANDRA	15	PICKWICK WAY
51A-013	ANGERMAN	MARYANN	11	PLEASANT ST
51B-031	ATHANAS	BERTHA	31	CENTER ST
04-091	BAKER	ANNA	3	WALTHAM RD
10-020	BERNARDO	CARL E	19	LOBLOLLY
51D-051	BLAIS	MARY	10	SOUTH ST
47B-027	BROWN	BERTHA	27	SUNSET RD
52-100	CALABRO	ANTHONY	1	OLD TAVERN RD
44-038	DAIGLE	RAY	38	BARNEY HILL RD
52-116	DAMON	GERTRUDE A	23	DEAN RD
24-073	DAVIS	SHIRLEY	14	LEE RD
43D-014	DYER	JOHN	287	COCHITUATE RD
52-046	EKMEJIAN	EVELYN	62	DEAN RD
52-010	FLAGG	KENNETH	2	HAVEN LN
38-079	GAUGET	MARCIA	42	ROLLING LN
05-0109B	GOODWIN	SHIRLEY	4	PICKWICK
45-101B	HARRINGTON	RUTH	3	GLEN RD
24-079	HOLTZ	BARBARA	11	SPRING HILL RD
46D-022	ISAACSON	KENNETH	228	LAKESHORE DR
38-144	JACOBSEN	PAROOHY	3	KELSEY RD
47A-083	KRYSTYNIAK	MICHAEL	87	DUDLEY RD
05-001	LEVY	BORIS	14	WALTHAM RD
11-001	MAGUIRE	JOHN F	148	CONCORD RD

Zachariah L. Ventress
David Hill
Cheryl Kane
 4/21/2015

25-040	MILLS	ROBERT	14	SYVAN WAY
46B-082	NORRIS	DONALD	431	OLD CONN PATH
47A-001	PAGANO	ALFRED	24	BAYFIELD RD
52-172	PETERS	CHARLES	264	COMMONWEALTH RD
56-018	RAVANIS	IRENE	23	HEARTHSTONE CIR
52-030	ROCKETT	MAURICE	3	EDEN RD
56-011	SCARPATO	ROY	16	HEARTHSTONE CIR
46D-069	SCHWARZ	ANNA	167	WEST PLAIN ST
19-050	SHABECK	JOHN & ELAINE	3	MELLEN LN
50-022	SHANLEY	PHYLLIS	12	AMEY RD
50-65	THEODORE	CHARLES	12	MORRILL DR
43B-046	WELD	HOPE	10	HAPPY HOLLOW
45-048	WINER	BERTRAM & MIRIAM	21	STEEPLETREE LN



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: EXEMPTIONS – CPA AND STATUTORY
DATE: 4/16/2015

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I have reviewed the following eight (8) Community Preservation Act (CPA) Exemptions and one (1) 41C Senior Exemption and recommend approval.

CPA Exemptions:

Map/Lot	Last Name	First Name	No.	Street
51C-037	ADAMS	ELIZABETH	32	PEMBERTON RD
45-099D	AKASHIAN	SANDRA	15	PICKWICK WAY
39-045	BEGUM	SHAHINOOR	13	WOODRIDGE RD
24-079	HOLTZ	BARBARA	11	SPRING HILL RD
47B-021	KUTASZ	CHARLOTTE	278	MAIN ST
45-109B	RADER	SALLEE	4	CUTTING CROSS WAY
52-033	SOCRAT	ALEXANDER	32	DEAN RD
35-05C	SULLIVAN	STEPHEN J	8	ASTRA

41C Senior Exemption:

Map/Lot	Last Name	First Name	No.	Street
51C-037	ADAMS	ELIZABETH	32	PEMBERTON RD

Zachariah L. Ventress 4/21/2015
David M. Hill
Cheryl Kane