

**Wayland Board of Assessors
Monday, July 13, 2015**

Attendees: Chair S. Rufo, J. Brodie, D. Hill, Z. Ventress, C. Kane, Director E. Brideau, Assistant Assessor D. Ellis and Administrative Assessor J. Marchant

Meeting called to order S. Rufo called the meeting to order at 7:21pm

Review of minutes from May 4th, & June 15th, 2015

The May 4th minutes were deferred.

The June 15th minutes were deferred.

Director Update

Office Activity

Jessica has done 185 cyclical inspections so far. Denise has completed all building permits with the June 30th deadline. She is still visiting properties that pulled permits for smaller projects. Ellen spoke with M. Torelo and he will be available when the building permit data entry is complete.

Supplemental Abatement(s)

July 3rd was the deadline to receive supplemental abatement applications. Three applications were received. Inspections of those properties have begun. The board will need to review the applications. Director Brideau would like to have two board members review the abatements and make recommendations to the board. This will take place after the inspections are complete. J. Brodie asked how many supplemental tax bills were sent out. Eleven- they were all residential.

Enter into Executive Session:

1.) Pursuant to MGL Chapter 30A, Section 21(a)(1) to discuss the Open Meeting Law Complaint by George H. Harris dated June 23, 2015.

2.) Pursuant to MGL Chapter 30A, Section 21(a)(3) for the Director to provide a status update and discuss strategy with respect to Pending Appellate Tax Board Cases:

a. MCI WorldCom Network Services b. MCI Communications Services c. Verizon New England Inc.

At 7:31pm, J. Brodie moved that the BOA enter into executive session pursuant to MGL Chapter 30A, Section 21a(1) to discuss the Open Meeting Law Complaint by George H. Harris dated June 23, 2015. Z. Ventress seconded.

Discussion:

D. Hill asked why the board has to go into executive session to discuss this topic. S. Rufo and Director Brideau sought legal counsel and M. Lanza said there's a specific law that says to go into executive session to discuss this specific topic. The board looked up the legal chapter and section, read it and discussed how to proceed.

J. Brodie withdrew his motion.

At 7:45pm J. Brodie moved that the BOA enter into executive session Pursuant to MGL Chapter 30A, Section 21(a)(3) for the Director to provide a status update and discuss strategy with respect to Pending Appellate Tax Board Cases: a. MCI WorldCom Network Services, b. MCI Communications Services, c. Verizon New England Inc.

C. Kane seconded.

S. Rufo declared that having the discussion in open session would have a detrimental effect on the public body's negotiating position, bargaining position, litigating position, or ability to obtain qualified applicants.

Roll call vote: C. Kane-yes, Z. Ventress-yes, J. Brodie-yes, D. Hill-yes, S. Rufo-yes.

The Chair invited attendance by Director of Assessing E. Brideau, Assistant Assessor Denise Ellis and Administrative Assessor Jessica Marchant.

The Chair stated that the board will reconvene in open session in approximately 15 minutes for the purpose of returning to open session.

The board reconvened in open session at 7:57pm.

Correspondence

We have received an ATB decision for 12 Ellie Ln. for FY14. The decision was for the appellant. Wayland has the FY14 value at \$1,996,700.00 and the ATB set the value at \$1,794,500.00. Town Counsel has filed a motion with the ATB for findings of fact.

We have received notice that 29 Rice Rd. has filed an appeal with the ATB.

S. Rufo stated that on June 23rd the board received a complaint with regards to open meeting law. There was a specific allotted time to respond to the complaint. Due to scheduling issues, we requested an extension for the response deadline. Today we received confirmation from the Attorney General's office for an extension until Friday July 31st.

Documents for BOA Signature

Month End Reports

Excise June 2015	\$7,227.77
Circuit Breaker June 2015	\$7,436.49

Topics not reasonably anticipated by the Chair 48 hours in advance of Meeting, if any
None

Thoughts and Concerns from BOA members

D. Hill asked if there was an update from the June 15th vote to talk to Town Counsel about monitoring where the responsibility lies with deed restrictions and enforcement. There was no update at that time.

Public Comment

None

Next Meeting

July 27th does not work for multiple board members.

July 20th will be the next meeting.

Meeting Adjourned

D. Hill moved to adjourn at 8:07pm. J. Brodie seconded. Vote: unanimous in favor.

Respectfully submitted,
Jessica Marchant

**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 JUNE 2015

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2015)	63	\$6,729.85
60A (2014)	3	\$ 497.92
TOTAL	66	\$7,227.77

You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of **SEVEN THOUSAND TWO HUNDRED TWENTY SEVEN DOLLARS AND SEVENTY SEVEN CENTS.**

Cheryl Kane

Laura Smith Skovron

Joseph J. Bradley

Robert J. Hill

Aileen M. O'Neil

BOARD OF ASSESSORS
WAYLAND

Date: *July 13, 2015*



Abatement Report FY 2015 Motor Vehicle Excise From 1/2015 Through 6/29/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
6/23/2015		60A	207	36	AARON DANA M	144FA3	\$23.75
6/23/2015		60A	208	180	ALLENCO LLC	275WD2	\$29.38
6/8/2015		60A	169	697	BERGMAN MICHAEL M	9RN260	\$35.73
6/8/2015		60A	170	762	BISWAS PARTHA	463CG0	\$27.08
6/23/2015		60A	229	1267	CAB EAST LLC	312PT2	\$171.88
6/23/2015		60A	228	1256	CAB EAST LLC	8LG260	\$106.46
6/8/2015		60A	171	1544	CHAN PAUL NGAKWONG	894YV8	\$36.46
6/23/2015		60A	209	1970	CORPORATE ATM SERVICES INC	N82697	\$133.13
6/23/2015		60A	210	2028	CRIMMINS JOHN T	189KT4	\$6.25
6/8/2015		60A	172	11843	CU LEASING CORP	2FC565	\$876.67
6/8/2015		Other	190	2191	DAIMLER TRUST	2PNN90	\$65.62
6/8/2015		60A	173	2211	DAIMLER TRUST	413MN1	\$401.25
6/23/2015		60A	211	11849	DAIMLER TRUST	2EKN70	\$174.38
6/23/2015		60A	212	2215	DAIMLER TRUST	IC99CZ	\$372.50
6/23/2015		60A	213	2198	DAIMLER TRUST	RSV140	\$229.69
6/23/2015		60A	214	2454	DICARLO LEONARD J	866FG1	\$93.33
6/8/2015		Value Change	174	11873	DORR JOSEPH R	C79207	\$130.31
6/8/2015		60A	175	2628	DREXLER BONNIE K	1573AR	\$33.54
6/8/2015		60A	176	2629	DREXLER PAUL H	719XK6	\$33.54
6/23/2015		60A	215	2947	FEINBERG LAWRENCE	26126	\$137.81
6/23/2015		60A	216	2994	FINANCIAL SERVICES VEHICLE TRUST	342SE5	\$284.38
6/8/2015		60A	178	3154	FITZGERALD DUNCAN M	B78305	\$23.33
6/23/2015		60A	217	3341	FUJITA TOMOHISA	794KN0	\$49.69
6/23/2015		60A	218	3596	GLAZER JONATHAN L	2JRU60	\$108.75

2/8/15

Abatement Report FY 2015 Motor Vehicle Excise From 6/29/2015 Through 6/29/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
6/8/2015		Moved-Recommit	179	3689	GOMES THABATA AP	394ZF9	\$52.50
6/23/2015		60A	219	3886	GRITZUK SHARON L	328JA3	\$46.67
6/8/2015		60A	180	3999	HALE MARTINE K	4481HY	\$70.00
6/23/2015		60A	225	4005	HALLIWELL GARY	63ZM44	\$58.33
6/8/2015		60A	181	4162	HART JONATHAN A	757NL5	\$45.21
6/8/2015		60A	182	4163	HART JONATHAN A	6NT840	\$64.58
6/8/2015		60A	183	4236	HECKER IAN DAVID	16WE26	\$47.40
6/8/2015		60A	184	4239	HECKER SHARON WINOGRAD	TC16FW	\$41.56
6/23/2015		60A	221	4581	HONDA LEASE TRUST	591BL4	\$148.75
6/23/2015		60A	231	4491	HONDA LEASE TRUST	2733LP	\$143.65
6/23/2015		60A	220	4468	HONDA LEASE TRUST	844MR4	\$30.63
6/23/2015		60A	222	4528	HONDA LEASE TRUST	26JW67	\$86.04
6/8/2015		60A	185	4473	HONDA LEASE TRUST	35SR76	\$89.17
6/23/2015		60A	223	4502	HONDA LEASE TRUST	61HP01	\$74.17
6/23/2015		60A	230	4526	HONDA LEASE TRUST	419WC8	\$75.10
6/8/2015		60A	186	12003	ILIN ILIYA Y	37LA52	\$69.90
6/23/2015		60A	224	5608	KOUYOUJIAN MATTHEW	1JL135	\$37.50
6/8/2015		60A	187	5726	LAMACCHIO RICHARD G	788ZH3	\$40.10
6/8/2015		60A	189	5910	LEE JAMES H	87WK34	\$21.88
6/8/2015		60A	177	5985	LESPERANCE BRETT J	1014TJ	\$78.75
6/8/2015		60A	188	6193	LONG DAVID J	RW39XX	\$242.71
6/8/2015		60A	191	6647	MARTINS LAURA B	21PW21	\$36.25
6/8/2015		60A	192	6727	MCCARTHY DOMENIC C	1PK294	\$45.00

Abatement Report FY 2015 Motor Vehicle Excise From 6/29/2015 Through 6/29/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
6/8/2015		60A	193	6762	MCDERMOTT CHARLES DOUGLAS	4NZY80	\$88.75
6/8/2015		60A	195	6843	MCLAUGHLIN MICHAEL J	8X5623	\$15.00
6/8/2015		60A	194	6842	MCLAUGHLIN MICHAEL J	1G8334	\$60.00
6/8/2015		60A	196	6914	MEIMARIS TASIA K	360YBL	\$33.33
6/8/2015		60A	197	7256	MORRISON SARAH HEARN	59RC39	\$89.38
6/23/2015		Veterans Exempt	226	7417	NALT HOWARD R	VTZ367	\$175.00
6/8/2015		60A	198	7701	OAK TREE MANAGEMENT INC	J98141	\$30.94
6/8/2015		60A	199	8590	REPOSE RICHARD S	84DW22	\$46.67
6/8/2015		60A	200	9341	SHARRY THOMAS M	9549AG	\$39.17
6/8/2015		60A	201	9452	SHORT STOP DISTRIBUTION INC	P22372	\$44.06
6/8/2015		60A	202	9481	SIFANTUS MADELEINE K	81FN67	\$41.67
6/8/2015		60A	203	10460	TRIVERS THEODORE R	478AA1	\$599.17
6/8/2015		60A	204	10571	VACHON KAREN M	72FW37	\$83.65
6/8/2015		60A	205	10641	VEGLIA JEROME J	633AML	\$47.50
6/8/2015		60A	206	10740	VOGT DEBORAH K	86SA58	\$51.67
6/23/2015		60A	227	11506	YAKHKIND VICTORIA	4425EX	\$53.13
Totals							\$6,729.85

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Abatement Report FY 2014 Motor Vehicle Excise From 1/2015 Through 6/29/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount	
6/23/2015		Registry Error	452	12659	ACAR LEASING LTD	32181	\$391.67	
6/8/2015		60A	451	6600	MARKWARTH SHEREE L	44FM27	\$77.92	
6/23/2015		60A	453	8221	POND TIMOTHY S	66GG05	\$28.33	
Totals							3	\$497.92

2 ✓
1 ✓

**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 JUNE 2015

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
CB	8	\$7,436.49
TOTAL EXEMPTIONS	8	\$7,436.49

You are hereby notified that taxes were abated/exempted, as specified in the above schedule, to the aggregate amount of **SEVEN THOUSAND FOUR HUNDRED THIRTY SIX DOLLARS AND FORTY NINE CENTS.**

Cheryl Kane
Zachariah Venturi
Jayson Bradin
Thomas Hill
Juan M. Cruz

BOARD OF ASSESSORS
WAYLAND

Date: July 13, 2015

Exempt Summary Clause Report FY 2015 Real Estate From 2015 Through 6/29/2015

Clause	Exemption Date	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount	
CB	6/2/2015	246	3673	024-068	9 WHEELLOCK RD	ROBINSON STANLEY U III	Tax	\$1,050.00	
	6/2/2015	245	1711	042D-072	23 SYCAMORE RD	NEWTON ELIZABETH A C	Tax	\$1,050.00	
	6/2/2015	244	2458	040-040A	6 DAYBREAK	LEFEBVRE CHARLES F/ELIZABETH H TRS	Tax	\$956.00	
	6/2/2015	243	2262	004-045	302 CONCORD RD	KILPATRICK JOHN GORDON JR	Tax	\$1,050.00	
	6/17/2015	250	2943	043B-049	241 COCHITTUATE RD	MEYER KIRK DREW	Tax	\$180.49	
	6/17/2015	249	960	040-024B	13 BRANDYWYNE	GRANOFF DAVID A T/E	Tax	\$1,050.00	
	6/17/2015	248	3385	046B-035A	106 LAKESHORE DR	BOELTER ALICE	Tax	\$1,050.00	
	6/17/2015	247	581	042D-059	76 LAKESHORE DR	ARCHAMBAULT GAYLE M	Tax	\$1,050.00	
	Totals For Clause: CB								\$7,436.49
	Totals								8

\$7,436.49