

**Wayland Board of Assessors  
Monday, August 10, 2015**

Attendees: Chair S. Rufo, J. Brodie, C. Kane Director E. Brideau and Administrative Assessor J. Marchant

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

**Review of minutes from July 20, 2015**

Z. Ventress arrived at this time.

**J. Brodie moved and Z. Ventress seconded to accept the minutes of July 20<sup>th</sup> as amended. Vote: Unanimous**

**Enter into Executive Session:**

Pursuant to MGL Chapter 30A, Section 21(a)(1) to review and consider for approval and potential release the following Executive Session Minutes of July 20<sup>th</sup>, 2015 relative the Open Meeting Law Complaint by George H. Harris dated June 23, 2015.

**At 7:22pm, S. Rufo moved to enter into executive session pursuant to MGL Chapter 30A, Section 21(a)(1) to review and consider for approval and potential release the following Executive Session Minutes of July 20<sup>th</sup>, 2015 relative the Open Meeting Law Complaint by George H. Harris dated June 23, 2015.**

**J. Brodie seconded.**

The chair declared that a public discussion of the review and consideration for approval and potential release of executive session minutes will have a detrimental effect on the bargaining or litigating position of the Town.

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

The chair invited attendance by Director Brideau and Administrative Assessor J. Marchant.

The board will reconvene in open session for the purpose of returning to open session directly following the review of the minutes.

The board reconvened in open session at 7:28pm.

**OML Complaint-Chair update**

S. Rufo updated the board on this topic. The BOA response was filed timely with the attorney general. A copy went to George Harris. The BOA received response from the attorney general that they will assume the action taken by the board is sufficient to the claimant and will assume the case is closed. Since the BOA received an extension for their initial response, Mr. Harris has requested an extension to review the response. His initial deadline was August 28<sup>th</sup>, but his new deadline is Thursday September 17<sup>th</sup>.

**FY16 – Interim Valuation-Board discussion on 2014 Sales Statistics**

Director Brideau updated the board on the amount of qualifying 2014 single family home and condo sales along with how the statistics are looking at this point.

Director Brideau is looking to the board for guidance before finalizing the numbers. The next steps are that after M. Tarello is finished with the sales file it will be locked down and we will look at homes that have increased or decreased in value by large amounts. Director Brideau will email the reports out to the board members when they are ready and from Friday August 14<sup>th</sup> through Wednesday August 19<sup>th</sup> the board can come into the office to review the reports with Ellen.

**Overlay-Director to provide reports**

S. Rufo received an inquiry from D. Watkins and C. Karlson regarding releases for the overlays. S. Rufo responded by suggesting Ellen, Brian K. and Zoe get together to discuss what each department needs and present that to the FinCom. Due to staff schedules, the department heads haven't yet shared this information.

J. Brodie asked, according to DOR regulations, what's the procedure once the funds are released?

Director Brideau replied that the funds go to the overlay surplus, are certified and are then available for town meeting to appropriate into the general fund.

J. Brodie wondered how much is in the overlay reserves. He stated it's the BOA obligation only to make sure the funds get to the overlay surplus. Z. Ventress stated the BOA has released money over the past 12 months. Director Brideau also added that funds were needed this year for 12 Ellie Ln and ATB cases. A memo will go to finance explaining the case results.

The board deferred presenting any reports because the most recent information was not available.

**Correspondence**

- "What's new in Municipal Law" will be held October 8<sup>th</sup> in Randolph if any board members would like to attend.
- Dues for staff, chair and vice chair for MAAO
- ATB releases for the MCI cases that we settled.

**Documents for BOA Signature**

**Month End Reports**

July 2015	Excise	\$4,034.60
July 2015	CB Exemption	\$2,100.00
July 2015	Real Estate Abatement	\$3,761.91
July 2015	Personal Property Abatement	\$2,000.00

**FY'16 Apportionment of taxes – Covered Bridge**

In June, units 18 and 20 were divided and sold separately. Director Brideau apportioned the land to the two new owners. The board signed the necessary documents.

**Circuit Breaker Application(s)**

Director Brideau recommended one circuit breaker for approval that has been reviewed and meets the criteria. The board signed their approval for Joseph Richards of 150 West Plain St. The board discussed an application that has been resubmitted after denial.

E. Brideau updated the board about some discussions she had while at UMASS Amherst last week along with reporting what courses the staff took while they were there.

**Topics not reasonably anticipated by the Chair 48 hours in advance of Meeting, if any**

None

**Thoughts and Concerns from BOA members**

None

**Next Meeting**

Most likely August 24<sup>th</sup> or possibly August 21<sup>st</sup>

**Meeting Adjourned**

**Z. Ventress moved to adjourn at 8:11pm. C. Kane seconded. Vote: Unanimous**

Respectfully submitted,  
Jessica Marchant

**Brideau, Ellen**

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**From:** DLS\_Alerts@dor.state.ma.us  
**Sent:** Tuesday, July 28, 2015 3:58 PM  
**To:** Brideau, Ellen  
**Subject:** Register Now for "What's New in Municipal Law"

## **Register Now for "What's New in Municipal Law"**

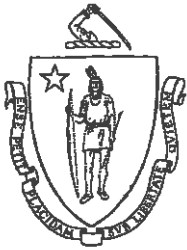
The Division of Local Services Legal Staff will offer its annual seminar "What's New in Municipal Law" for local officials on Thursday, October 1st, 2015 at The Log Cabin Banquet & Meeting House in Holyoke and Thursday, October 8th, 2015 at The Lantana in Randolph.

The general session in the morning will review new legislation and recent court decisions pertaining to local government.

The afternoon session will consist of three concurrent workshops on the following topics: (1) assessing condominiums, including undeclared units built on the common area, and time-shares; and collecting outstanding taxes and charges, particularly personal property taxes and other receivables for which no lien exists; (2) adopting and amending municipal operating and capital budgets, including appropriations and borrowings contingent on overrides and exclusions; and (3) negotiating and funding employment benefits payable after retirement.

Please click the following for [the agenda](#) and [registration form](#). Registrations must be received by Wednesday, September 23, 2015. Pre-registration is required.

If you have any questions about these seminars, please contact DLS Training Coordinator Donna Quinn at 617-626-3838 or by email at [dlsregistration@dor.state.ma.us](mailto:dlsregistration@dor.state.ma.us).



THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL

ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108

2015 AUG 10 PM 7:06

RECEIVED

MAURA HEALEY  
ATTORNEY GENERAL

(617) 727-2200  
(617) 727-4765 TTY  
www.mass.gov/ago

August 06, 2015

George Harris  
8 Holiday Road  
Wayland, MA 01778

Dear Mr. Harris:

We understand that on June 23, you filed a complaint with the Wayland Board of Assessors (the "Board"), alleging a violation of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Board is required to notify our office of the complaint and any remedial action taken to address the complaint. G.L. c. 30A, § 23(b); 940 CMR 29.05(5). Our office received notification and a response from the Commission on July 31.

Under the Open Meeting Law, a complaint is ripe for review by our office when the complainant files a copy of the initial complaint with the Division of Open Government, provided that at least 30 days have passed since that complaint was filed with the Board. G.L. c. 30A, § 23(b); 940 CMR 29.05(6). Our office currently has no record of a complaint filed by you in this matter. Accordingly, we will presume that the action taken by the Board was sufficient and will close this file unless we receive a request for further review by this office and a copy of the initial complaint by **Thursday, September 17**.

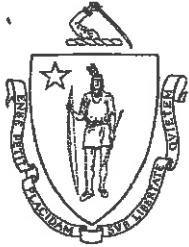
Please disregard the notice that was sent on August 3, 2015, as there was a clerical mistake in the request date.

Sincerely,

A handwritten signature in black ink, appearing to read 'BJ'.

Bongani T. Jeranyama  
Paralegal  
Division of Open Government

cc: Susan Rufo, Chair, Wayland Board of Assessors



THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL  
ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY  
ATTORNEY GENERAL

(617) 727-2200  
(617) 727-4765 TTY  
[www.mass.gov/ago](http://www.mass.gov/ago)

August 03, 2015

George Harris  
8 Holiday Road  
Wayland, MA 01778

Dear Mr. Harris:

We understand that on June 23, you filed a complaint with the Wayland Board of Assessors (the "Board"), alleging a violation of the Open Meeting Law, G.L. c. 30A, §§ 18-25. The Board is required to notify our office of the complaint and any remedial action taken to address the complaint. G.L. c. 30A, § 23(b); 940 CMR 29.05(5). Our office received notification and a response from the Commission on July 31.

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Please feel free to contact us if you have any questions about the Open Meeting Law complaint process.

Sincerely,

A handwritten signature in black ink, appearing to read "BJ", written over a horizontal line.

Bongani T. Jeranyama  
Paralegal  
Division of Open Government

cc: Susan Rufo, Chair, Wayland Board of Assessors

# Chu, Ring & Hazel LLP

241 A Street  
Suite 300  
Boston, MA 02210 U.S.A.

617/443-9800 TELEPHONE  
617/443-9840 TELECOPY  
www.chu-ring.com

BY HAND

WAH Direct Dial: (617) 443-9800 x228  
[whazel@chu-ring.com](mailto:whazel@chu-ring.com)

July 31, 2015

Helen Mary Warren,  
Assistant Clerk  
Appellate Tax Board  
100 Cambridge Street  
Boston, MA 02114

Re: MCI Taxpayer Wayland Withdrawals FY2004-FY2015

Dear Helen Mary,

Enclosed for filing please find MCI WorldCom Network Services, Inc. and MCI Communications Services, Inc. (the "MCI Taxpayers")'s withdrawals of all pending petitions relating to the Town of Wayland and Fiscal Years 2004 through 2015.

Please do not hesitate to contact me with any questions.

Best Regards.

Sincerely,



Will Hazel

cc: Ellen Brideau, Director of Assessing, Town of Wayland  
Daniel A. Shapiro, Esq.

RECEIVED  
2015 JUL 31 11 A 0 27  
APPELLATE TAX BOARD

RECEIVED  
2015 AUG -3 11 PH 3:36  
BOARD OF APPELLATE TAX BOARD

COMMONWEALTH OF MASSACHUSETTS  
APPELLATE TAX BOARD

MCI WORLDCOM NETWORK  
SERVICES, INC.

Appellant,

v.

COMMISSIONER OF REVENUE

and

BOARD OF ASSESSORS OF THE  
TOWN OF WAYLAND,

Appellees.

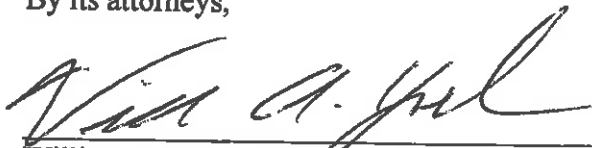
DOCKET NUMBERS:

C269555 (FY2004)  
C274251 (FY2005)  
C280560 (FY2006)

WITHDRAWAL

Now comes the Appellant in the above-entitled appeals and hereby withdraws its petitions.

Respectfully submitted,  
By its attorneys,



William A. Hazel, BBO No. 549986  
James F. Ring, BBO No. 542569  
Diana C. Cuff, BBO No. 688608  
Chu, Ring & Hazel, LLP  
241 A Street  
Boston, MA 02210  
(617) 443-9800, ext. 228  
[whazel@chu-ring.com](mailto:whazel@chu-ring.com)

July 31, 2015

RECEIVED  
2015 AUG -3 PM 3:36  
BOARD OF ASSESSORS

RECEIVED  
2015 JUL 31 A 10:27  
APPELLATE TAX BOARD

COMMONWEALTH OF MASSACHUSETTS  
APPELLATE TAX BOARD

_____	)	
MCI COMMUNICATIONS	)	
SERVICES, INC.	)	
	)	
Appellant,	)	DOCKET NUMBER:
	)	
v.	)	C285420 (FY2007)
	)	C289401 (FY2008)
COMMISSIONER OF REVENUE	)	C296186 (FY2009)
	)	C300553 (FY2010)
and	)	C306278 (FY2011)
	)	C312106 (FY2012)
BOARD OF ASSESSORS OF THE	)	C316492 (FY2013)
TOWN OF WAYLAND,	)	C320137 (FY2014)
	)	C323960 (FY2015)
Appellees.	)	
_____	)	

WITHDRAWAL

Now comes the Appellant in the above-entitled appeals and hereby withdraws its petitions.

Respectfully submitted,  
By its attorneys,



William A. Hazel, BBO No. 549986  
James F. Ring, BBO No. 542569  
Diana C. Cuff, BBO No. 688608  
Chu, Ring & Hazel, LLP  
241 A Street  
Boston, MA 02210  
(617) 443-9800, ext. 228  
[whazel@chu-ring.com](mailto:whazel@chu-ring.com)

July 21, 2015

RECEIVED  
2015 JUL 31 10 27  
APPELLATE TAX BOARD



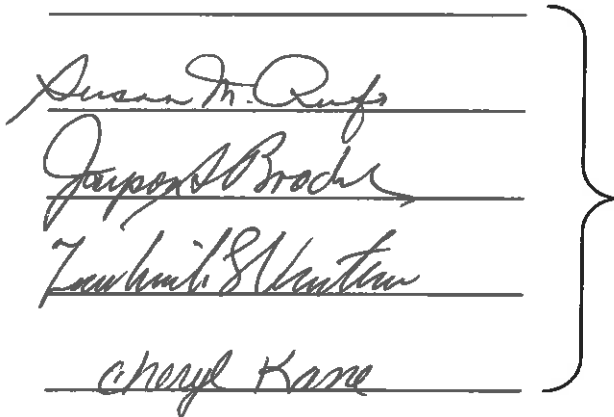
**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WAYLAND  
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: **EXCISE ABATEMENT**  
DUE IN THE MONTH OF JULY 2015

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2015)	32	\$3,836.07
60A (2014)	3	\$ 198.53
TOTAL	66	\$4,034.60

You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of **FOUR THOUSAND THIRTY FOUR DOLLARS AND SIXTY CENTS.**



BOARD OF ASSESSORS  
WAYLAND

Date: August 10, 2015

**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 JULY 2015

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
CB	2	\$2,100.00
<b>TOTAL EXEMPTIONS</b>	<b>2</b>	<b>\$2,100.00</b>

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

*Aaron M. Ruff*  
*Joselyn Brode*  
*Louise G. Vinton*  
*Cheeryl Kame*

BOARD OF ASSESSORS  
WAYLAND

Date: *August 10, 2015*


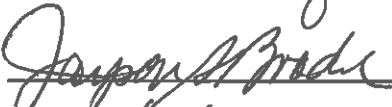
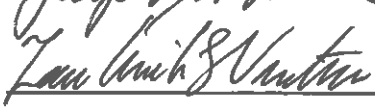

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WAYLAND  
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2015 <sup>603</sup> RE ABATEMENT  
DUE IN THE MONTH OF JULY 2015

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
RE ABATEMENT (ATB) FY 14	1	\$ 3,706.32
CPA		\$ 55.59
	TOTAL	\$ 3,761.91

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

BOARD OF ASSESSORS  
WAYLAND

Date: August 10, 2015


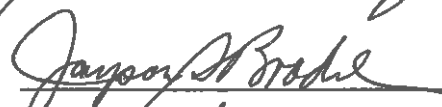


**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WAYLAND  
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2004-2015 PERSONAL PROPERTY ABATEMENT  
DUE IN THE MONTH OF JULY 2015

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
PP ABATEMENT (ATB)	12	\$ 2,000.00
<u>(FOR THE FISCAL YEARS OF 2004 - 2015)</u>		
<u>MCI COMMUNICATIONS SERVICES</u>		
	TOTAL	\$ 2,000.00

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

BOARD OF ASSESSORS  
WAYLAND

Date: August 10, 2015

THE COMMONWEALTH OF MASSACHUSETTS WAYLAND OFFICE OF THE BOARD OF ASSESSORS  
 NOTICE OF APPOINTMENT OF TAX ON REAL ESTATE SUBSEQUENTLY DIVIDED

TO THE COLLECTOR OF TAXES:

The real estate described below having been divided after the assessment of the 2016 tax thereon, and the division duly recorded, the Board of Assessors has this day apportioned said tax in accordance with General Laws (Ter. Ed.) Chapter 59, Section 79, as shown below.

You are required to collect the tax as apportioned, in accordance with the original list and warrant therefore, but from the person or persons named in the apportioned assessment.

NAME AND ADDRESS OF PERSON ASSESSED

ORIGINAL ASSESSMENT

Date of Commitment January 1, 2015

1<sup>st</sup> and 2<sup>nd</sup> Quarter Preliminary

LOCATION AND DESCRIPTION OF REAL ESTATE	LAND		BUILDINGS		TOTAL VALUE	REAL ESTATE TAX	Interest and Costs	Retirement Assessments Committed Interest	CPA	Total Tax
	Area Acres-Sq. Feet	Value	Description By Name	Value						
18-20 Covered Bridge Lane	1.68				\$421,700	\$3,974.47			\$45.48	\$4,019.95

APPORTIONED ASSESSMENT

NAME AND ADDRESS OF OWNER OR OF MORTGAGEE DESCRIPTION OF EACH PARCEL OR REAL ESTATE AFTER THE RECORDED DIVISION	LAND		BUILDINGS		TOTAL VALUE	REAL ESTATE TAX	Interest and Costs	Retirement Assessments Committed Interest	CPA	Total Tax
	Area Acres-Sq. Feet	Value	Description By Name	Value						
William M. Hewitt Leila M. Hewitt 18 Covered Bridge Ln Wayland, MA 01778			Condo.	TBD	TBD	\$1,987.23 (1Q&2Q)			\$22.74	\$2,009.97 (1Q&2Q)
Stephen N. Fleming Lisa M. Fleming 20 Covered Bridge Ln Wayland, MA 01778			Condo.	TBD	TBD	\$1,987.24 (1Q&2Q)			\$22.74	\$2,009.98 (1Q&2Q)
<b>TOTALS</b>					\$TBD	\$3,974.47 (1Q&2Q)			\$45.48	\$4,019.95 (1Q&2Q)

\* If a tax apportioned remains unpaid for three months after commitment to the Collector of Taxes, he may maintain an action in his own name under the provisions of General Law (Ter. Ed.) Chapter 60, Section 35, as amended by Acts of 1938, Chapter 150, against the person liable for the tax in the same manner as for his own debt.

Date: 8/11/15

*James P. O'Neil*  
*James P. O'Neil*  
*Paul Lewis Weston*  
*Cheryl Stone*

BOARD OF ASSESSORS  
 of Wayland  
 NAME OF CITY OR TOWN

Notice of Apportionment of Tax on Real Estate - Subsequently Divided Town of Wayland Office of the Board Of Assessors  
 Date of Commitment January 1, 2015

APPORTIONMENT WORK FORM - TOWN OF WAYLAND FISCAL YEAR 2016  
 PRELIMINARY ASSESSMENT

Name/Address of Assessed	Location and Description of Real Estate	Land		Buildings		Total Value	Real Estate	CPA	Total
		Area	Value	Description	Value				
18-20 Covered Bridge Ln Map 035, Lot 030N		1.68				1st Qtr 2nd Qtr	Total \$ 1,987.24 \$ 1,987.23	\$ 22.74 \$ 22.74	\$ 2,009.98 \$ 2,009.97
APPORTIONMENT SHOWN FOR FISCAL YEAR ACTUAL 2016 TAX									
TOTALS		1.68	0		0		\$ 3,974.47		\$ 4,019.95

Name/Address of Owner Location and Description of RE after recording	Land		Buildings		Total Value	Real Estate	CPA	Total
	Area	Value	Description	Value				
William M. Hewitt Lella M. Hewitt 18 Covered Bridge Ln Wayland, MA 01778			Condominium Unit 18	TBD	TBD	Total \$ 993.62 \$ 993.61	\$ 11.37 \$ 11.37	\$ 1,004.99 \$ 1,004.98
Stephen N. Fleming Lisa M. Fleming 20 Covered Bridge Ln Wayland, MA 01778			Condominium Unit 20	TBD	TBD	Total \$ 993.63 \$ 993.61	\$ 11.37 \$ 11.37	\$ 1,005.00 \$ 1,004.98
TOTAL								\$ 4,019.95

Approved by the Wayland Board of Assessors  
   