

Board of Assessors  
Meeting: February 10<sup>th</sup>, 2015  
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:15 pm

Present: Members: Susan Rufo, Chair; Molly Upton, David Hill and Zach Ventress  
Guests: John Harper and Mike Staiti from the Energy Initiatives Committee  
Staff: Director Ellen Brideau

Minutes:

D. Hill moved to accept the minutes of November 24, 2014 as presented. M. Upton seconded.  
Vote unanimous.

D. Hill moved to accept the minutes of December 1, 2014 as presented. Z. Ventress seconded.  
The vote passed with S. Rufo, D. Hill and Z. Ventress in favor. M. Upton abstained.

D. Hill moved to accept the minutes of December 15, 2014 as amended. Z. Ventress seconded.  
Vote unanimous.

Correspondence:

Email from Nan Balmer, Town Administrator, regarding Open Meeting Law – Minutes

Email from Beth Klein, Town Clerk, regarding policy on posting meetings for inclement weather

Email from Beth Klein, Town Clerk, follow-up email on posting meetings

Notice from Appellate Tax Board for West Beit Olam Cemetery Corp; regarding Assembly of  
Record on Appeal

Notice from Appellate Tax Board for 12 Ellie Ln; Notice of Hearing

Email forwarded by M. Upton from A. Boelter, resident, regarding Sudbury Senior Tax  
Exemption

Solar:

John Harper and Mike Staiti from the Energy Initiatives Committee (ECC) presented to the BOA  
an overview of the Solar Project for the Town that will be voted on at Town Meeting this spring.

J. Harper outlined the 4 project sites; Parking lot canopies at the Middle School, High School  
and Town Building plus DPW roof.

J. Harper provided the BOA with 2 spreadsheets (see attached) one outlining a summary of  
benefits and the second demonstrating the options of the power purchase rates.

BOA discussion with the ECC ensued regarding the project, savings to the town, the role of the  
BOA and timeline.

The Pilot (Structured Tax Agreement) was discussed and Z. Ventress questioned the impact on  
the New Growth calculation with a Pilot. Director Brideau explained that if a Pilot is

implemented then the Town would only receive New Growth equal to the first year of the Pilot payment. No growth could be used for the following years.

Chair Rufo explained that this was the first BOA meeting since the department had been notified of the project and that work still needed to be completed in researching Tax Agreements to insure that the BOA is in compliance with DOR guidelines and does not jeopardize DOR certification.

In closing, J. Harper requested that once the BOA makes their final decision that they advise the ECC so they can prepare for Town Meeting.

#### FY 15 Abatements:

Director Brideau reported that the department received 89 Real Estate and 2 Personal Property filings to date. The department sought advice from M. Lanza regarding the abatement filing deadline. M. Lanza advised the department to extend the deadline due to Town building being closed with the snow storm. Therefore, additional applications may still come in via US mail. Field inspections for abatements have been impacted and many have been rescheduled.

Director Brideau met with Chair Rufo and M. Upton to review the first group of abatements.

During that meeting Director Brideau was asked to prepare an analysis of changes to condition ratings from FY 14 to FY 15 from Certification Field Review.

Director Brideau reported that the Field Reviewer was instructed to change any property that had not had an interior inspection during the Full List and Measure. Director Brideau identified 886 parcels that had been changed. A sampling of 300 of the 886 demonstrated that 134 were changed as a result of no inspection, 89 had been inspected and 77 had been reviewed and changed by office staff.

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 recommended 2 abatements be denied. BOA members denied the applications by signature.

Director Brideau recommended 14 real estate abatements and 2 personal property be approved. BOA members approved cover sheets (see attached) by signature.

Director Brideau recommended that the real estate abatement for 199 Rice Road be approved. BOA members approved application by signature.

#### Documents requiring BoA signature:

December 2014 Month Ending:

Excise Abatements: \$4,118.79

Elderly & CPA Exemptions: \$33,111.46

FY 2014 CB Applications:

By signature the board accepted the recommendations of the Director to approve five circuit breaker applications. (see attached)

By signature the board denied a late application at the recommendation of the Director.

FY 2015 Exemptions

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

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

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

CPA: By signature the board denied two applications the recommendations of the Director.

Items not anticipated 48 hours in advance:

Director Brideau updated the BOA on an email she received from Brian Keveny, Finance Director. The email explained that the FinCom was reviewing the departments FY16 budget and wanted to reduce the travel line item by \$1500 to the FY15 budgeted amount.

Director Brideau explained that she had responded via email and outlined the reasons for the increase. This is primarily due to the cyclical inspection program now being the responsibility of the department. In addition, the car pool vehicle being unreliable mechanically and not always available. BOA requested that Director Brideau follow-up with FinCom to insure that the budget request is not cut.

Director Brideau reviewed with the BOA the Sudbury Senior exemption program and how it differed from Wayland's Circuit Breaker match. In addition, the Wayland Taxpayer Relief Committee is watching their program closely to see if it would be more beneficial.

Board concerns:

- D. Hill inquired as to the status of the Valor Act Program and if it would impact the Overlay. Director Brideau was asked to make inquiries and report back at the next meeting.
- Z. Ventress commented that on the Solar Project and that it would be important for the ECC to show cost savings within department budgets to gain support from residents.
- M. Upton requested that Overlay be placed on the agenda in the near future.

Chair comments:

Chair Rufo outlined that the department is in the midst of abatement processing and the next meeting will be scheduled after a review of the department workload.

Public comment: None

Chair Rufo requested a motion to adjourn at 9:00PM. D. Hill motioned, M. Upton seconded. Vote unanimous.

Respectfully submitted,  
Ellen Brideau  
Director of Assessing

## Brideau, Ellen

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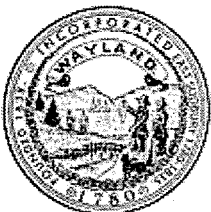
**From:** Balmer, Nan  
**Sent:** Sunday, February 08, 2015 12:17 PM  
**To:** DiNapoli, MaryAnn; Aida Gennis; Anne Harris; Betsy Soule (bsoule@mwlegal.org); Karlson, Cherry; Christopher T Cullen; Cliff Lewis; Colleen Sheehan (sheehansofwayland@gmail.com); Dave Bernstein (dave.bernstein@comcast.net); David D'Orlando (ddorlando@comcast.net); Dennis Berry; Douglas Goddard; E. Michael Thomas (emichaelthomas@emtesq.com); Elisa Scola; Ellen Grieco; Fred Knight ; Knight, Fred; Gretchen Schuler (ggschuler@verizon.net); Heidi Heilman; Montague, Ira; Jessica Green; Jim Mullane (waylandcable@comcast.net); Nolan, Joseph F.; Kent Greenawalt; Kevin Goodwin; Larry Kiernan; Antes, Mary; Alias, SWQC; p.baston@comcast.net; patterson1@mindspring.com; Rachel Bratt; Rebecca MacGregor; Rebecca MacGregor (becca.macgregor@gmail.com); Rebecca Stanizzi; Regina; Richard Turner (rickypt@verizon.net); 'Robert Goldsmith'; Sherre Greenbaum ; Susan Koffman; Susan Rufo (srufu@comcast.net); Susan Weinstein (sweinstein@alum.wellesley.edu); Thomas Greenaway; Thomas Klem; Thruston Wright (aquaticlss@aol.com); Toni Moores (tonimoores@verizon.net); William Sterling (bill@sterlingarchitects.com); Abelli, Jay; Knight, Ann; Badger, Norma; Keefe, Ben; Berry, Alfred; Boggia, Brian; Brian Boggia Housing; Brideau, Ellen; Cheryl Fertig ; Comeau, Valerie; Marobella, Diane; Doucette, Elizabeth; Dowd, Lynn; Gorham, Diane; Irving, Robert; Brodie, Jessica; Junghanns, Julia; Kadlik, Stephen; Keating, Paul; Keveny, Brian; Klein, Beth; Greenwood, Nancy; Meehan, Maggie; Monahan, Brian; Ramgoolam, Savitri; Sams-Lynch, Gwendolyn; Sarkisian, Sarkis; Secord, Julie; Senchyshyn, John; Simon, Leisha; Smith, Vinnie; Stein, Paul; Terrell, Ana; White, Patti  
**Cc:** Mary Antes (mantes2@verizon.net); Klein, Beth  
**Subject:** Open Meeting Law - Minutes

Dear Wayland Volunteers,

I was asked to send you information on what is required by town boards and committees for the legal preparation of meeting minutes. The basic guidance below is from the Attorney General's website (See link for more detail). If you have any questions, please call Town Clerk Beth Klein (508) 358-3631, or call me and we will be happy to talk with you and get answers to your questions.

Nan

Nan Balmer, Town Administrator  
Town of Wayland  
41 Cochituate Road  
Wayland, MA 01778  
(508) 358-3620 office  
(508) 237-1330 cell



## **EXCERPT FROM ATTORNEY GENERAL'S OML GUIDE**

### **What records of public meetings must be kept?**

Public bodies are required to create and maintain accurate minutes of all meetings, including executive sessions. **The minutes, which must be created and approved in a timely manner, must state the date, time and place of the meeting, a list of the members present or absent, and the decisions made and actions taken including a record of all votes. Minutes must also include the name of any member who participated in the meeting remotely and the reason under 940 CMR 29.10(5) for his or her remote participation. While the minutes must include a summary of the discussions on each subject, a transcript is not required. No vote taken by a public body, either in an open or in an executive session, shall be by secret ballot. All votes taken in executive session must be by roll call and the results recorded in the minutes. In addition, the minutes must include a list of the documents and other exhibits used at the meeting. While public bodies are required to retain these records in accordance with records retention laws, the documents and exhibits listed in the minutes need not be attached to or physically stored with the minutes.**

The minutes, documents and exhibits are public records and a part of the official record of the meeting. Records may be subject to disclosure under either the Open Meeting Law or Public Records Law and must be retained in accordance with the Secretary of State's record retention schedule. The State and Municipal Record Retention Schedules are available through the Secretary of State's website at:

<http://www.sec.state.ma.us/arc/arcrmu/rmuidx.htm>.

### **Open Session Meeting Records**

The Open Meeting Law requires public bodies to create and approve minutes in a timely manner. The law requires that existing minutes be made available to the public within 10 days upon request, whether they have been approved or remain in draft form. Materials or other exhibits used by the public body in an open meeting are also to be made available to the public within 10 days upon request.

There are two exemptions to the open session records disclosure requirement:

- 1) materials (other than those that were created by members of the public body for the purpose of the evaluation) used in a performance evaluation of an individual bearing on his professional competence, and
- 2) materials (other than any resume submitted by an applicant which is always subject to disclosure) used in deliberations about employment or appointment of individuals, including applications and supporting materials.

Documents created by members of the public body for the purpose of performing an evaluation are subject to disclosure. This applies to both individual evaluations and evaluation compilations, provided the documents were created by members of the public body for the purpose of the evaluation.

### **Executive Session Meeting Records**

Public bodies are not required to disclose the minutes, notes or other materials used in an executive session where the disclosure of these records may defeat the lawful purposes of the executive session. Once disclosure would no longer defeat the purposes of the executive session, minutes and other records from that executive session must be disclosed unless they are within an exemption to the Public Records Law, G.L. c. 4, § 7, cl. 26, or the attorney-client privilege applies. The public body is also required to periodically review the executive session minutes to determine whether continued non-disclosure is warranted, and such determination must be included in the minutes of the body's next meeting. A public body must respond to a request to inspect or copy executive session minutes within 10 days of request and promptly release the records if they are subject to disclosure. If the body has not performed a review to determine whether they are subject to disclosure, it must do so prior to its next meeting or within 30 days, whichever is sooner.

## Brideau, Ellen

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**From:** Klein, Beth  
**Sent:** Monday, February 09, 2015 2:38 PM  
**To:** Klein, Beth; Klein, Beth  
**Cc:** Dept Heads; Marobella, Diane; Aida Gennis; Anne Harris; Betsy Soule (bsoule@mwlegal.org); Karlson, Cherry; Christopher T Cullen; Cliff Lewis; Colleen Sheehan (sheehansofwayland@gmail.com); Dave Bernstein (dave.bernstein@comcast.net); David D'Orlando (ddorlando@comcast.net); Dennis Berry; Douglas Goddard; E. Michael Thomas (emichaelthomas@emtesq.com); Elisa Scola; Ellen Grieco; Fred Knight; Knight, Fred; Gretchen Schuler (ggschuler@verizon.net); Heidi Heilman; Montague, Ira; Jessica Green; Jim Mullane (waylandcable@comcast.net); Nolan, Joseph F.; Kent Greenawalt; Kevin Goodwin; Larry Kiernan; Antes, Mary; Alias, SWQC; p.baston@comcast.net; patterson1@mindspring.com; Rachel Bratt; Rebecca MacGregor; Rebecca MacGregor (becca.macgregor@gmail.com); Rebecca Stanizzi; Regina; Turner, Richard; Robert Goldsmith; Sherre Greenbaum; Susan Koffman; Susan Rufo (srufo@comcast.net); Susan Weinstein (sweinstein@alum.wellesley.edu); Thomas Greenaway; Thomas Klem; Thruston Wright (aquaticlss@aol.com); Toni Moores (tonimoores@verizon.net); William Sterling (bill@sterlingarchitects.com); Gorham, Diane; DiNapoli, MaryAnn; Senchyshyn, John; Department Heads  
**Subject:** Re: Inclement weather policy for posting meetings

Hi

This is a follow up to my last email blast. If the town hall is closed then meeting notices received on that day will not be posted until the next day. The 48 hours does not start to run until it has been posted on the board and in the book. So any meetings emailed today for weds. Will have to be rescheduled. I'm sorry to say this does not fall under the emergency exception. Hope that helps clear up some confusion.

Beth Klein

Sent from my iPhone

On Feb 8, 2015, at 1:40 PM, Klein, Beth <[bklein@wayland.ma.us](mailto:bklein@wayland.ma.us)> wrote:

Because of all the snow and cancelling and rescheduling of meetings, I am putting in place a new policy that should simplify things. If you want to have an alternate date for your meeting all you need to do is put the following language on your original agenda "If this meeting is cancelled because of bad weather it will be rescheduled for (a date certain)". This language should be sufficient to comply with the OML. Therefore, you do not need to send me two different meeting notices to post. This should only occur if either the town hall is closed or the chair determines that the conditions are too bad to hold the meeting. Every effort should be made to notify the public that the original meeting is canceled either by posting on the department website or on the town website which can be done by emailing Maryann DiNapoli if the town building is open or John Senchyshyn if it is closed. Please make sure your staff is aware of the new policy.

If you have any questions please feel free to call me. Now that I have addressed this issue, I am hoping that it will no longer be needed.

Enjoy the weather!

*Beth R. Klein*

Town Clerk  
Town of Wayland  
41 Cochituate Road,  
Wayland, MA 01778  
508-358-3631



## Brideau, Ellen

---

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**Cc:** Gorham, Diane; DiNapoli, MaryAnn; Senchyshyn, John  
**Subject:** Inclement weather policy for posting meetings

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Enjoy the weather!

*Beth R. Klein*

Town Clerk  
Town of Wayland  
41 Cochituate Road,  
Wayland, MA 01778  
508-358-3631

COURT Appellate Tax Board

CLERK'S OFFICE

Date: January 13, 2015

RE: West Beit Olam Cemetery Corporation

v.

Board of Assessors of the Town of Wayland

No.: F316811

Sander A. Rikleen, Esq.  
Sherin & Lodgen, LLP  
101 Federal Street  
Boston, Ma. 02110

Board of Assessors  
Town Hall  
41 Cochituate Road  
Wayland, Ma. 01778-3627

Mark J. Lanza, Esq.  
9 Damonmill Square, Suite 4A4  
Concord, Ma. 01742

RECEIVED  
2015 JAN 15 AM 11:50  
BOARD OF ASSESSORS

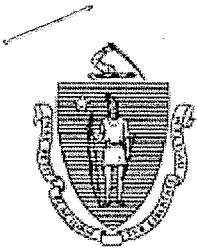
NOTICE OF ASSEMBLY OF RECORD ON APPEAL

In accordance with rules of Appellate Procedure, Rule 9, subsection (d), notice this day has been sent to the clerk of the Appeals Court for the Commonwealth along with two certified copies of docket entries. Record has been fully assembled in the office of the clerk of the

Appellate Tax Board  
(Name of Court)

In accordance with Rules of Appellate Procedure, Rule 10, subsection (a) and (b), the appealing party must enter the case in the Appeals Court for the Commonwealth within ten (10) days of receipt of this notice. This notice does not constitute entry in the Appeals court for the Commonwealth.

Micelle Pardo  
Clerk.



The Commonwealth of Massachusetts  
Appellate Tax Board

100 Cambridge Street, Suite 200  
Boston, MA 02114

ph: (617) 727-3100  
fax: (617) 727-6234

January 6, 2015

MICHAEL R. & KIMBERLY D. COOK  
12 ELLIE LANE  
WAYLAND, MA 01778

NOTICE OF HEARING

Re: Michael R. & Kimberly D. Cook vs Wayland  
Docket No. F324827

The above-entitled appeal has been scheduled for a Hearing on Wednesday, March 11, 2015 at 9:30am, at the following location:

The Saltonstall Building  
100 Cambridge Street  
Suite 200  
Boston, MA 02114

You will be required to appear with your evidence and witnesses (if any) at the above date and time, and from day to day thereafter until these appeals have been heard. All appeals pending on the same property will be consolidated.

The parties may choose to meet to discuss settlement at any time prior to the hearing. If the parties come to an agreement, a Withdrawal form must be filed for each docket number.

Requests to continue the hearing must be submitted to the Appellate Tax Board in writing **PRIOR TO THE DATE OF HEARING**. Requests for continuances agreed to by the parties shall be submitted in the form of a letter to the Clerk stating the reason for the request and an agreed-upon date for the continued hearing. Where the continuance is not agreed to, the party requesting the continuance must file a motion with the Board pursuant to Rule 16 of the Board's Rules of Practice and Procedure.

Sincerely yours,

Clerk of the Board

12 Ellie Lane

RECEIVED  
2015 JAN 15 AM 11:50  
BOARD OF APPELLATE TAXATION

## Brideau, Ellen

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**From:** molly upton <23mupton@gmail.com>  
**Sent:** Friday, February 06, 2015 1:41 PM  
**To:** susan rufo; Brideau, Ellen  
**Subject:** Fwd: from my Lake Shore Dr neighbor Gayle Archambault  
**Attachments:** sudbury senior tax exemption.jpg

----- Forwarded message -----

From: **alice boelter** <[boelter1@verizon.net](mailto:boelter1@verizon.net)>  
Date: Fri, Feb 6, 2015 at 10:51 AM  
Subject: from my Lake Shore Dr neighbor Gayle Archambault  
To: Margo Melnicove <[mmelnicove@hotmail.com](mailto:mmelnicove@hotmail.com)>, molly upton <[23mupton@gmail.com](mailto:23mupton@gmail.com)>

Hi there

Gayle was all excited about this article from yesterday's Metrowest News which I've attached below.. Is this something on the Assessor's agenda Molly or does our 100% circuit breaker arrangement preclude further consideration?

Here's to SPRING!

AB

--

Please note my new email

[23mupton@gmail.com](mailto:23mupton@gmail.com)

SUDBURY

# Senior tax breaks may continue

Concept could spread to other towns

By **Scott O'Connell**  
Daily News Staff

**SUDBURY** - Two years after starting a first-of-its-kind senior tax exemption, Sudbury officials are making plans to continue the program - and the rest of the state could soon join them.

The local means-tested

reviews of the experiment over the first two years, Sudbury's Board of Selectmen has submitted an article for this May's Annual Town Meeting that would ask the Legislature to extend the program another three years, or even make it permanent.

Meanwhile, lawmakers have already filed legislation that would allow other communities to adopt the

same means-tested exemption, according to Rep. Jay Kaufman, who was instrumental in getting Sudbury's pilot program passed in 2012.

"It would make Sudbury a model for the rest of the commonwealth," the Lexington Democrat said. "I think there will be some momentum for expanding on what Sudbury has pioneered."

The town's program was originally intended to address a problem unique to Sudbury and other relatively wealthy towns: the increasing difficulty some longtime, elderly residents were having keeping up with their escalating property taxes.

In the first year the exemption was offered, 118

**SEE TAX BREAKS, B3**

## TAX BREAKS

From Page B1

118 seniors in town saved an average of \$2,500 on their bills, which pushed \$289,200 onto other taxpayers. That shift resulted in an average increase of \$45 to the average home's tax bill, according to the town.

Supporters of the program like Sudbury resident Ralph Tyler, who helped develop the original concept for it, argue those figures show the senior tax exemption's value isn't just that it's helping elderly residents afford to stay in

their homes.

"Surprisingly, it's even costing less than we thought," he said. "We were worried we'd be oversubscribed."

With two years of evidence now in the books, Tyler has submitted his own petition article for the upcoming Annual Town Meeting that suggests several tweaks to the program formula. One of his ideas, for example, is to look at creating a fixed 1 percent cap for the maximum tax burden shift, instead of the current window of 0.5 to 1 percent that could insert some uncertainty into the process of granting

exemption applications.

"This article isn't meant to be competition" for the selectmen's Town Meeting article, Tyler said. "It's meant to be complimentary, to provide a broad look at what we should be doing going forward."

The town's Board of Assessors is already doing that sort of investigation, said Sudbury's director of assessing, Cynthia Gerry, and will present its findings to selectmen sometime later this winter. The final report could raise some of the same questions as Tyler's petition article.

"Obviously, there's a lot

of interest in the program," Gerry said. "I think we'll see a lot of activity surrounding it going forward."

Among the decisions the Board of Selectmen will have to make in the coming weeks is whether its Town Meeting article will seek only an extension of the tax exemption or to make it permanent, said Town Manager Maureen Valente.

"We're at the stage where we're keeping options open," she said.

— *Scott O'Connell can be reached at 508-626-4449 or [socconnell@wichedlocal.com](mailto:socconnell@wichedlocal.com). Follow him on Twitter: @ScottOConnellMW*

+

## Summary of Benefit

| Option 1: 4 sites, 2% Escalation on PPA Rate |                       |                          |                   |                                   |                                  |                    |                    |
|--|-----------------------|--------------------------|-------------------|-----------------------------------|----------------------------------|--------------------|--------------------|
| Contract Year                                | kWh Produced          | Net Metering Credit Rate | Ameresco PPA Rate | Net Metering Credit Less PPA Rate | Yearly PPA/ Net Metering Benefit | Annual Tax Payment | Total Benefit      |
| 1  | 1,537,144 kWh         | \$0.2504 /kWh            | \$0.1510 /kWh     | \$0.0994 /kWh                     | \$152,734                        | \$30,790           | \$183,524          |
| 2  | 1,529,458 kWh         | \$0.2554 /kWh            | \$0.1536 /kWh     | \$0.1018 /kWh                     | \$155,714                        | \$30,790           | \$186,504          |
| 3  | 1,521,811 kWh         | \$0.2605 /kWh            | \$0.1562 /kWh     | \$0.1043 /kWh                     | \$158,734                        | \$30,790           | \$189,524          |
| 4  | 1,514,202 kWh         | \$0.2657 /kWh            | \$0.1588 /kWh     | \$0.1069 /kWh                     | \$161,796                        | \$30,790           | \$192,586          |
| 5  | 1,506,631 kWh         | \$0.2710 /kWh            | \$0.1616 /kWh     | \$0.1094 /kWh                     | \$164,899                        | \$30,790           | \$195,689          |
| 6  | 1,499,097 kWh         | \$0.2764 /kWh            | \$0.1643 /kWh     | \$0.1121 /kWh                     | \$168,046                        | \$30,790           | \$198,836          |
| 7  | 1,491,602 kWh         | \$0.2819 /kWh            | \$0.1671 /kWh     | \$0.1148 /kWh                     | \$171,236                        | \$30,790           | \$202,026          |
| 8  | 1,484,144 kWh         | \$0.2876 /kWh            | \$0.1700 /kWh     | \$0.1176 /kWh                     | \$174,470                        | \$30,790           | \$205,260          |
| 9  | 1,476,723 kWh         | \$0.2933 /kWh            | \$0.1730 /kWh     | \$0.1204 /kWh                     | \$177,749                        | \$30,790           | \$208,539          |
| 10   | 1,469,340 kWh         | \$0.2992 /kWh            | \$0.1760 /kWh     | \$0.1232 /kWh                     | \$181,073                        | \$30,790           | \$211,863          |
| 11   | 1,461,993 kWh         | \$0.3052 /kWh            | \$0.1790 /kWh     | \$0.1262 /kWh                     | \$184,444                        | \$30,790           | \$215,234          |
| 12   | 1,454,683 kWh         | \$0.3113 /kWh            | \$0.1822 /kWh     | \$0.1291 /kWh                     | \$187,861                        | \$30,790           | \$218,651          |
| 13   | 1,447,409 kWh         | \$0.3175 /kWh            | \$0.1853 /kWh     | \$0.1322 /kWh                     | \$191,326                        | \$30,790           | \$222,116          |
| 14   | 1,440,172 kWh         | \$0.3239 /kWh            | \$0.1886 /kWh     | \$0.1353 /kWh                     | \$194,839                        | \$30,790           | \$225,629          |
| 15   | 1,432,972 kWh         | \$0.3303 /kWh            | \$0.1919 /kWh     | \$0.1385 /kWh                     | \$198,402                        | \$30,790           | \$229,192          |
| 16   | 1,425,807 kWh         | \$0.3370 /kWh            | \$0.1953 /kWh     | \$0.1417 /kWh                     | \$202,014                        | \$30,790           | \$232,804          |
| 17   | 1,418,678 kWh         | \$0.3437 /kWh            | \$0.1987 /kWh     | \$0.1450 /kWh                     | \$205,676                        | \$30,790           | \$236,466          |
| 18   | 1,411,584 kWh         | \$0.3506 /kWh            | \$0.2022 /kWh     | \$0.1483 /kWh                     | \$209,390                        | \$30,790           | \$240,180          |
| 19   | 1,404,526 kWh         | \$0.3576 /kWh            | \$0.2058 /kWh     | \$0.1518 /kWh                     | \$213,156                        | \$30,790           | \$243,946          |
| 20   | 1,397,504 kWh         | \$0.3647 /kWh            | \$0.2095 /kWh     | \$0.1553 /kWh                     | \$216,975                        | \$30,790           | \$247,765          |
| <b>Total</b>                                 | <b>29,325,478 kWh</b> |                          |                   |                                   | <b>\$3,670,535</b>               | <b>\$615,800</b>   | <b>\$4,286,335</b> |

| Option 1: 4 sites, 0% Escalation on PPA Rate |                       |                          |                   |                                   |                                  |                    |                    |
|--|-----------------------|--------------------------|-------------------|-----------------------------------|----------------------------------|--------------------|--------------------|
| Contract Year                                | kWh Produced          | Net Metering Credit Rate | Ameresco PPA Rate | Net Metering Credit Less PPA Rate | Yearly PPA/ Net Metering Benefit | Annual Tax Payment | Total Benefit      |
| 1  | 1,537,144 kWh         | \$0.2504 /kWh            | \$0.1720 /kWh     | \$0.0784 /kWh                     | \$120,454                        | \$30,790           | \$151,244          |
| 2  | 1,529,458 kWh         | \$0.2554 /kWh            | \$0.1720 /kWh     | \$0.0834 /kWh                     | \$127,511                        | \$30,790           | \$158,301          |
| 3  | 1,521,811 kWh         | \$0.2605 /kWh            | \$0.1720 /kWh     | \$0.0885 /kWh                     | \$134,645                        | \$30,790           | \$165,435          |
| 4  | 1,514,202 kWh         | \$0.2657 /kWh            | \$0.1720 /kWh     | \$0.0937 /kWh                     | \$141,861                        | \$30,790           | \$172,651          |
| 5  | 1,506,631 kWh         | \$0.2710 /kWh            | \$0.1720 /kWh     | \$0.0990 /kWh                     | \$149,157                        | \$30,790           | \$179,947          |
| 6  | 1,499,097 kWh         | \$0.2764 /kWh            | \$0.1720 /kWh     | \$0.1044 /kWh                     | \$156,536                        | \$30,790           | \$187,326          |
| 7  | 1,491,602 kWh         | \$0.2819 /kWh            | \$0.1720 /kWh     | \$0.1099 /kWh                     | \$164,000                        | \$30,790           | \$194,790          |
| 8  | 1,484,144 kWh         | \$0.2876 /kWh            | \$0.1720 /kWh     | \$0.1156 /kWh                     | \$171,549                        | \$30,790           | \$202,339          |
| 9  | 1,476,723 kWh         | \$0.2933 /kWh            | \$0.1720 /kWh     | \$0.1213 /kWh                     | \$179,185                        | \$30,790           | \$209,975          |
| 10   | 1,469,340 kWh         | \$0.2992 /kWh            | \$0.1720 /kWh     | \$0.1272 /kWh                     | \$186,909                        | \$30,790           | \$217,699          |
| 11   | 1,461,993 kWh         | \$0.3052 /kWh            | \$0.1720 /kWh     | \$0.1332 /kWh                     | \$194,724                        | \$30,790           | \$225,514          |
| 12   | 1,454,683 kWh         | \$0.3113 /kWh            | \$0.1720 /kWh     | \$0.1393 /kWh                     | \$202,629                        | \$30,790           | \$233,419          |
| 13   | 1,447,409 kWh         | \$0.3175 /kWh            | \$0.1720 /kWh     | \$0.1455 /kWh                     | \$210,627                        | \$30,790           | \$241,417          |
| 14   | 1,440,172 kWh         | \$0.3239 /kWh            | \$0.1720 /kWh     | \$0.1519 /kWh                     | \$218,720                        | \$30,790           | \$249,510          |
| 15   | 1,432,972 kWh         | \$0.3303 /kWh            | \$0.1720 /kWh     | \$0.1583 /kWh                     | \$226,908                        | \$30,790           | \$257,698          |
| 16   | 1,425,807 kWh         | \$0.3370 /kWh            | \$0.1720 /kWh     | \$0.1650 /kWh                     | \$235,194                        | \$30,790           | \$265,984          |
| 17   | 1,418,678 kWh         | \$0.3437 /kWh            | \$0.1720 /kWh     | \$0.1717 /kWh                     | \$243,579                        | \$30,790           | \$274,369          |
| 18   | 1,411,584 kWh         | \$0.3506 /kWh            | \$0.1720 /kWh     | \$0.1786 /kWh                     | \$252,064                        | \$30,790           | \$282,854          |
| 19   | 1,404,526 kWh         | \$0.3576 /kWh            | \$0.1720 /kWh     | \$0.1856 /kWh                     | \$260,651                        | \$30,790           | \$291,441          |
| 20   | 1,397,504 kWh         | \$0.3647 /kWh            | \$0.1720 /kWh     | \$0.1927 /kWh                     | \$269,342                        | \$30,790           | \$300,132          |
| <b>Total</b>                                 | <b>29,325,478 kWh</b> |                          |                   |                                   | <b>\$3,846,245</b>               | <b>\$615,800</b>   | <b>\$4,462,045</b> |

Town of Weyland: Summary of Power Purchase Rate Options

| Option                                | Capacity (kW-DC) | First Year Output (kWh) | PPA Rate Annual Escalation | First Year PPA Price | Tax Adder     | Decomm. Adder | Total PPA Rate | Project Cost (\$) | Project Cost per Watt (\$/W) |
|---------------------------------------|------------------|-------------------------|----------------------------|----------------------|---------------|---------------|----------------|-------------------|------------------------------|
| 1: HS, MS, TB, DPW                    | 1,288.9          | 1,537,144               | 0%                         | \$0.1490 /kWh        | \$0.0200 /kWh | \$0.003 /kWh  | \$0.1720 /kWh  | \$4,454,843       | \$3.46                       |
|                                       | 1,288.9          | 1,537,144               | 2%                         | \$0.1280 /kWh        | \$0.0200 /kWh | \$0.003 /kWh  | \$0.1510 /kWh  | \$4,454,843       | \$3.46                       |
| 2: HS with water mgmt,<br>MS, TB, DPW | 1,288.9          | 1,537,144               | 0%                         | \$0.1520 /kWh        | \$0.0206 /kWh | \$0.003 /kWh  | \$0.1756 /kWh  | \$4,545,262       | \$3.53                       |
|                                       | 1,288.9          | 1,537,144               | 2%                         | \$0.1325 /kWh        | \$0.0206 /kWh | \$0.003 /kWh  | \$0.1561 /kWh  | \$4,545,262       | \$3.53                       |
| 3: HS, MS, DPW                        | 1,041.8          | 1,241,057               | 0%                         | \$0.1450 /kWh        | \$0.0196 /kWh | \$0.003 /kWh  | \$0.1671 /kWh  | \$3,543,325       | \$3.40                       |
|                                       | 1,041.8          | 1,241,057               | 2%                         | \$0.1265 /kWh        | \$0.0196 /kWh | \$0.003 /kWh  | \$0.1486 /kWh  | \$3,543,325       | \$3.40                       |
| 4: HS with water mgmt,<br>MS, DPW     | 1,041.8          | 1,241,057               | 0%                         | \$0.1510 /kWh        | \$0.0203 /kWh | \$0.003 /kWh  | \$0.1738 /kWh  | \$3,633,975       | \$3.49                       |
|                                       | 1,041.8          | 1,241,057               | 2%                         | \$0.1315 /kWh        | \$0.0203 /kWh | \$0.003 /kWh  | \$0.1543 /kWh  | \$3,633,975       | \$3.49                       |



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

BOARD OF ASSESSORS  
 Susan Rufo, Chairman  
 Jayson Brodie, Vice Chair  
 Molly Upton  
 Zachariah L. Ventress  
 David Hill

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN M. BRIDEAU, DIRECTOR OF ASSESSING *EMB*  
**SUBJECT:** FY 2015 – REAL ESTATE ABATEMENTS  
**DATE:** 2/10/2015

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I met with Susan Rufo and Molly Upton to review the following fourteen (14) FY 2015 Real Estate Abatements and are recommended for approval:

| Map | Lot  | No. | Location        | FY 15 Adjusted Value |
|-----|------|-----|-----------------|----------------------|
| 5   | 22   | 115 | LINCOLN RD      | 1,737,900            |
| 8   | 8    | 92  | LINCOLN RD      | 917,400              |
| 11  | 28   | 19  | HICKORY HILL RD | 641,300              |
| 11  | 80   | 7   | HAZELBROOK LN   | 781,500              |
| 19  | 49   | 30  | THREE PONDS RD  | 1,108,600            |
| 25  | 25   | 27  | RICH VALLEY RD  | 463,000              |
| 39  | 35   | 41  | SHAW DR         | 723,500              |
| 45  | 088B | 129 | HILLSIDE DR     | 432,100              |
| 52  | 118  | 17  | DEAN RD         | 541,600              |
| 52  | 132  | 17  | TIMBER LN       | 350,100              |
| 36C | 38   | 84  | RIVER VIEW CIR  | 338,600              |
| 42A | 2    | 75  | STONEBRIDGE RD  | 363,000              |
| 46D | 9    | 201 | WEST PLAIN ST   | 341,300              |
| 47B | 82   | 41  | PECK AVE        | 457,200              |

*Susan M. Rufo*  
*David Hill*  
*Zachariah L. Ventress*  
*Molly R. Upton*  
 2-10-2015





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David Hill

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN M. BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** FY 2015 – PERSONAL PROPERTY ABATEMENTS *to Mrs*  
**DATE:** 2/10/2015

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I have reviewed the following two (2) FY 2015 Personal Property Abatements and recommended approval:

| Acct   | FY 15 Adjusted Value |
|--------|----------------------|
| 105590 | 0                    |
| 103930 | 200                  |

*Susan M. Rufo* *2-10-2015*  
*David M. Hill*  
*Zachariah L. Ventress*  
*Molly R. Upton*

**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 DECEMBER 2014

| <u>TYPE/REASON</u> | <u>QUANTITY</u> | <u>TOTAL</u>      |
|--------------------|-----------------|-------------------|
| 60A (2014)         | 18              | \$2,827.94        |
| 60A (2013)         | 5               | \$1,290.85        |
| TOTAL              | 23              | <b>\$4,118.79</b> |

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

Mary R. Upton

Laura Smith & Associates

[Signature]

Susan M. Quifo

BOARD OF ASSESSORS  
WAYLAND

Date: 2/10/15



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

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: LEVY OF **FISCAL 2015 EXEMPTION**  
DUE IN THE MONTH OF JANUARY 2015

| <u>TYPE/REASON</u>      | <u>QUANTITY</u> | <u>TOTAL</u>       |
|-------------------------|-----------------|--------------------|
| ELDERLY EXEMPTIONS      | 30              | \$32,622.11        |
| CPA                     | 30              | \$ 489.35          |
| <b>TOTAL EXEMPTIONS</b> | <b>60</b>       | <b>\$33,111.46</b> |

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

Mary R Upton

Zachariah S. Vautour

David M. Hill

Susan M. Ruff

BOARD OF ASSESSORS  
WAYLAND

Date: 2/10/15



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 Zachariah L. Ventress  
 David Hill

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN M. BRIDEAU, DIRECTOR OF ASSESSING *One*  
**SUBJECT:** FY 2014 – CIRCUIT BREAKER APPLICATIONS  
**DATE:** 2/10/2015

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I have reviewed the following five (5) FY 2014 Circuit Breaker Applications and recommend Board of Assessors approval:

| PAR ID  | LAST NAME | FIRST   | No. | ADDRESS           |
|---------|-----------|---------|-----|-------------------|
| 42B-016 | BOLTON    | SUSAN   | 28  | STONEBRIDGE RD    |
| 56-007  | CONDON    | JAMES   | 12  | HEARTHSTONE CIR   |
| 07-023F | DUNLAY    | DOROTHY | 27  | SHERMAN BRIDGE RD |
| 45-090A | KURZON    | JESSIE  | 32  | HILLSIDE DR       |
| 46D-025 | MELNICOVE | MARGO   | 245 | LAKESHORE DR      |

Mary R. Upton 2/10/15

Zachariah L. Ventress

David M. Hill

Susan M. Rufo



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Molly Upton  
Zachariah L. Ventress  
David Hill

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN M. BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** FY 2015 – CIRCUIT BREAKER APPLICATIONS *EMB*  
**DATE:** 2/10/2015

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I have reviewed the following FY 2015 Circuit Breaker application and recommend Board of Assessor approval:

| PAR ID   | LAST NAME | FIRST | No. | ADDRESS |
|----------|-----------|-------|-----|---------|
| 051A-084 | WEBB      | ALTON | 21  | KING ST |

*Susan M. Rufo* 2-10-2015  
*David Hill*  
*Zachariah L. Ventress*  
*Molly R. Upton*



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 David Hill

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN M. BRIDEAU, DIRECTOR OF ASSESSING *EMB*  
**SUBJECT:** FY 2015 – STATUTORY EXEMPTIONS  
**DATE:** 2/10/2015

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I have reviewed the following fifteen (15) FY 2015 Statutory Exemption applications and recommend Board of Assessor approval:

| PID     | Clause   | NAME        | FIRST            | NO  | ADDRESS         |
|---------|----------|-------------|------------------|-----|-----------------|
| 51C-017 | 17D      | ROBERTS     | FRED             | 14  | SHAWMUT AVE     |
| 51C-074 | 17D      | NEWHALL     | NANCY            | 99  | DUDLEY ROAD     |
| 46D-056 | 22       | GALASTI     | JOSEPH & ADRIENE | 13  | LODGE RD        |
| 44 -003 | 22       | GROSS       | AARON            | 135 | WOODRIDGE ROAD  |
| 47B-060 | 22       | INFERRERE   | JOHN A           | 261 | MAIN ST         |
| 50-073  | 22       | MONTAGUE    | PAUL             | 7   | MORRILL DRIVE   |
| 28-001A | 22       | STANLEY     | RICHARD          | 60  | COCHITUATE ROAD |
| 47B-025 | 22A      | KWIATOWSKI  | JOSEPH           | 17  | SUNSET ROAD     |
| 30-011A | 22A      | MCDUGALL    | FREDERICK        | 12  | GRACE ROAD      |
| 52-030  | 22A      | ROCKETT     | MAURICE          | 3   | EDEN ROAD       |
| 40-056C | 22E      | COHEN       | FRED             | 203 | DAHLIA DR       |
| 45-038A | 22E      | WELLINS     | HENRY            | 8   | LAKESPUR        |
| 50-006  | 22PARA   | STANKIEWICZ | RICHARD J & JANE | 5   | GAGE ROAD       |
| 47B-027 | 41C      | BROWN       | BERTHA           | 27  | SUNSET ROAD     |
| 51C-017 | Deferral | ROBERTS     | FRED             | 14  | SHAWMUT AVE     |

*Susan M. Rufo* 2-10-2015  
*David Hill*  
*Zachariah L. Ventress*  
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 David Hill

---

**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN M. BRIDEAU, DIRECTOR OF ASSESSING *EB*  
**SUBJECT:** FY 2015 – CPA EXEMPTIONS  
**DATE:** 2/10/2015

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I have reviewed the following nineteen (19) FY 2015 CPA Exemption applications and recommend Board of Assessor approval:

| PAR ID   | LAST      | FIRST     | NO  | ADDRESS           |
|----------|-----------|-----------|-----|-------------------|
| 450-035A | BERNSTEIN | ROSLYN    | 11  | STEEPLETREE       |
| 51D051   | BLAIS     | MARY      | 10  | SOUTH STREET      |
| 51A-059  | BURKE     | ANITA     | 120 | WEST PLAIN STREET |
| 32-005   | CARISTO   | JANET     | 174 | PELHAM ISLAND     |
| 44-084   | DAVIES    | DAWN      | 41  | WOODRIDGE RD      |
| 52-113   | DICESARE  | PAULINE   | 35  | DEAN RD           |
| 14-024   | GALLAGHER | DIANE     | 8   | ORCHARD LN        |
| 38-144   | JACOBSEN  | PAROOHY   | 3   | KELSEY ROAD       |
| 46B-045  | JAKOBSONS | BIRUTA    | 2   | CHESTNUT ROAD     |
| 18-007   | KENNEDY   | FRANCIS   | 84  | OLD SUDBURY RD    |
| 30-080   | LATTORE   | EDWARD    | 110 | BOSTON POST RD    |
| 42D-122  | LAUGHLIN  | JOHN L.   | 41  | PINE RIDGE ROAD   |
| 47A-080  | NEWHALL   | NANCY     | 99  | DUDLEY ROAD       |
| 52-172   | PETERS    | CHARLES   | 264 | COMMONWEALTH RD   |
| 51C-017  | ROBERTS   | FRED H.   | 14  | SHAWMUT AVE       |
| 24-068   | ROBINSON  | STANLEY   | 9   | WHEELLOCK RD      |
| 47B-028  | SCHNEPEL  | MAYBELLE  | 28  | SUNSET RD         |
| 50-022   | SHANLEY   | PHYLLIS   | 12  | AMEY ROAD         |
| 42D-044  | THAYER    | ELIZABETH | 55  | WOODLAND DR       |

*2-10-2015*  
*Susan M. Rufo*  
*David M. Hill*  
*Zachariah L. Ventress*  
*Molly R. Upton*

## **Brideau, Ellen**

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**From:** Brideau, Ellen  
**Sent:** Tuesday, February 10, 2015 9:53 AM  
**To:** Keveny, Brian  
**Subject:** RE: Travel Budget

Hi Brian,

Sorry for the delay – I was planning to address this with my Board this evening. If you need me to come to the FinCom meeting to address this budget increase I am happy to do so.

The increase is due to the department taking on the cyclical inspection program. Up to the FY15 certification we had subcontracted the cyclical inspections to Vision Appraisal with the funds allocated in the Full List and Measure Capital Budget that was approved at the Spring 2009 Town Meeting. The Town invested in good data, I believe it is critical to maintain the data.

The Full List and Measure was completed in the fall of 2013. We are required by the DOR to complete cyclical inspections. The Board of Assessors has outlined a plan to complete these over two certification cycles. If we do not complete the work over that time period then the Town will be forced to have the inspections done in a shorter time frame which would require the use of subcontractors.

I have adequate staffing to complete our work in house but it does increase the travel budget. I will have two staff members in the field at the same time for these inspections.

If the Department had vehicles permanently assigned to us for this purpose then we would not use our own vehicles and the travel budget would be reduced.

Unfortunately, the past year has proven that the car pool vehicles are unreliable mechanically and not always available. We are currently using the Board of Health vehicle while Julia searches for a new hire.

Let me know if you need me and/or my Chair to come to the FinCom meeting.

Thank you – Ellen

Ellen Brideau, MAA  
Director of Assessing  
Town of Wayland  
508-358-3658- office  
508-358-0061 - fax

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**From:** Keveny, Brian  
**Sent:** Tuesday, February 10, 2015 9:38 AM  
**To:** Brideau, Ellen  
**Subject:** FW: Travel Budget

Hi Ellen,

FinCom will want to cut this increase back to \$3,500. What is the increase related to?



Brian

---

**From:** Keveny, Brian  
**Sent:** Friday, February 06, 2015 10:55 AM  
**To:** Brideau, Ellen  
**Subject:** Travel Budget

Hi Ellen,

The Finance Committee is looking for justification for increasing the FY 16 travel budget to \$5,000. They would prefer to maintain at the \$3,500 FY 15 level.

Thanks  
Brian

## **Brideau, Ellen**

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**From:** Keveny, Brian  
**Sent:** Friday, February 06, 2015 10:55 AM  
**To:** Brideau, Ellen  
**Subject:** Travel Budget

Hi Ellen,

The Finance Committee is looking for justification for increasing the FY 16 travel budget to \$5,000. They would prefer to maintain at the \$3,500 FY 15 level.

Thanks  
Brian

