

**Wayland Board of Assessors
Wayland Town Building- Assessing Office
41 Cochituate Rd Wayland MA
Monday, January 30, 2017**

Attendees: Chair- S. Rufo, Z. Ventress, C. Kane, Director of Assessing E. Brideau, Assistant Assessor D. Clarke and Administrative Assessor J. Marchant
Absent: J. Brodie, Vice Chair

Meeting called to order

S. Rufo called the meeting to order at 7:23pm.

Review of minutes from December 12th & 20th, 2016

Z. Ventress moved to approve the minutes of December 20th as submitted. C. Kane seconded.

All in favor

Z. Ventress moved to approve the minutes of December 12th as submitted. C. Kane seconded.

All in favor

Z. Ventress asked if we've heard back from the Bureau Chief regarding the letter the board sent (see attached). Director Brideau said there has been no official word. The Bureau Chief seems sympathetic, but is worried about setting precedence. The final decision is not hers to make.

Director Update on Office Activity:

-FY17 Abatement Applications

17 real estate abatement applications have been submitted to date.

1 personal property abatement application has been submitted to date.

13 of the 17 properties have had their inspection to date.

S. Rufo and J. Brodie will review the real estate abatement applications with Director Brideau next month.

Status of Tax Collector request to Abate Personal Property and Motor Vehicle Excise

Z. Pierce, Tax Collector/Treasurer is still working on the personal property request and has sent follow up letters to property owners. She has put together a packet showing what steps she has taken regarding the excise request and provided new documentation to the BOA. In addition, she reached out to other communities to see how they handle the issue.

Z. Ventress asked if the list provided was cross- referenced to current residents as a means to verify accuracy. The Board discovered discrepancies during their review of the list when comparing Wayland's list to Kelly and Ryan's list. The board agreed this topic was not ready for any action tonight.

Community Compact Grant for Wayland to review Financial Policies and Financial Management Structure

Director Brideau said the Town signed this contract with the Collins group. They will focus on:

-Financial management structure to support accountability

-Develop financial policies

Director Brideau asked that the Collins group include the BOA in their process.

Items in bold include agenda items as posted, motions and votes.

Correspondence

-ATB Decision for 116 Lincoln Rd was for the Appellee (Town of Wayland)

-DLS call for final comments on Verizon New England Inc. potential central valuation settlement FY2010-FY2022

Documents for BOA Signature (review)**Pro-Forma Tax Bill – 138 West Plain St**

A tax- exempt property was sold on 12/20/16 to a taxable entity. The board signed a pro-forma tax bill for the new owners.

Confirmatory Partial Chapter Land Release – 225 Rice Rd

The board signed the partial release documentation.

Excise Warrant and Commitment

2016-07 \$12,219.77

2017-01 \$2,022,351.25

FY17 Real Estate and Personal Property Abatement Applications

The Director had prepared three real estate abatement applications and one personal property abatement application that she recommended for BOA approval (see attached). The Board reviewed the application documentation and signed their approval.

Exemptions

The Director had prepared 17 statutory exemptions that she recommended for BOA approval (see attached). The board signed their approval.

The Director presented one tax deferral application that she recommended for BOA approval. The board signed their approval.

The Director presented three FY16 circuit breaker applications that she recommended for BOA approval (see attached). The board signed their approval

The Director presented one FY17circuit breaker applications that she recommended for BOA approval (see attached). The board signed their approval

The Director presented five CPA exemption applications that she recommended for BOA approval (see attached). The board signed their approval

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

None

Thoughts and Concerns from BOA members

C. Kane raised concerns about her participation in the 101 Course due to the remote locations and conflicting scheduling during work hours.

Public Comment

No public in attendance

Next Meeting:

February 27th

Meeting Adjourned

S. Rufo moved to adjourn at 8:07pm. Z. Ventress seconded. All in favor

Respectfully submitted,
Jessica Marchant

Items in bold include agenda items as posted, motions and votes.

FY17 PRO-FORMA TAX
 138 WEST PLAIN ST
 WAYLAND MA

Date of Sale	Map	Lot	LOCATION	Sale Price	Daily Tax Amount	# Days to 6/30/2017	Pro-Forma Tax	CPA
12/20/2016	46D	083A	138 West Plain St	655,000	32.5526	192.00	6250.10	93.75

Total Assessment: 6,250.10 93.75

Board of Assessors:

DATE:

Steven P. O'Neil 1-30-2017

Thomas J. Slonaker 1/30/2017

George Kane 1/30/17

ASSESSORS WARRANT TO COLLECTOR
MOTOR VEHICLE AND TRAILER EXCISE
SEVENTH COMMITMENT 2016-07

THE COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

ToZoe Pierce.....Collector of Taxes for
.....Wayland.....In the County ofMiddlesex...

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 **TWELVE THOUSAND TWO HUNDRED NINETEEN DOLLARS AND SEVENTY SEVEN CENTS.** (\$12,219.77)

And you are to pay over said taxes and interest to ...Zoe Pierce Treasurer of **Wayland**, or to her 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 30th day of January, 2017

Susan P. Quigley
.....
Zachary B. Winters
.....
Cheryl Kane
.....
.....
.....

Board of Assessors
Of Wayland

NOTICE OF **SEVENTH** COMMITMENT 2016

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 Zoe Pierce Collector of taxes.

TAX	AMOUNT OF COMMITMENT
MOTOR VEHICLE EXCISE	\$12,219.77
2016-07 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:  2017

ASSESSORS WARRANT TO COLLECTOR
MOTOR VEHICLE AND TRAILER EXCISE
FIRST COMMITMENT 2017-01

THE COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

ToZoe Pierce.....Collector of Taxes for
.....Wayland.....In the County ofMiddlesex...

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 MILLION TWENTY TWO THOUSAND THREE HUNDRED FIFTY ONE DOLLARS AND TWENTY FIVE CENTS**. (\$2,022,351.25)

And you are to pay over said taxes and interest to ...Zoe Pierce Treasurer of **Wayland**, or to her 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 30th day of January, 2017

Susan M. Ruffo
.....
Franklin S. Newman
.....
Ceryl Kane
.....
.....
.....

Board of Assessors
Of Wayland

FISCAL YEAR 2017

NOTICE OF **FIRST** COMMITMENT 2016

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

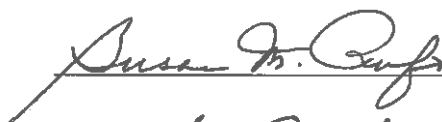
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MOTOR VEHICLE EXCISE	\$2,022,351.25
2017-01 COMMITMENT	
PERSONAL PROPERTY TAX	\$0.00
REAL ESTATE TAX	\$0.00
CONSERVATION PRESERVATION ACT TAX	\$0.00
OMITTED ASSESSMENT	
REAL ESTATE TAX	\$0.00
PERSONAL PROPERTY	\$0.00

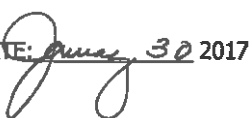
ALL SPECIAL ASSESSMENTS

Board of Assessors
Wayland, MA 01778







DATE: 



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
Donald Clarke, MAA Assistant Assessor
Jessica Marchant, MAA Administrative Assessor
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Susan M. Rufo, Chair
Jayson Brodie, Vice Chair
Zachariah L. Ventress
Cheryl Kane

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*
SUBJECT: FY 2017 – REAL ESTATE ABATEMENT APPLICATIONS
FY 2017 – PERSONAL PROPERTY ABATEMENT APPLICATION
DATE: 1/30/2017

The following abatement applications have been reviewed and are recommended for approval:

Real Estate:

PAR ID	NO	ADDRESS
17-022	107	Old Sudbury Rd
43A-052A	40	Rice Spring Ln
52-067	18	Snake Brook Rd

Personal Property:

ACCT No:	OWNER
106460	Bay State Fat Loss LLC

Susan M. Rufo January 30, 2017
Zachariah L. Ventress
Cheryl Kane



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*
SUBJECT: FY 2017 – STATUTORY EXEMPTIONS
DATE: 1/30/2017

I have reviewed the following seventeen (17) FY17 Exemption applications and recommend approval:

CLAUSE	PID	NAME	FIRST	NO	ADDRESS
22	44-003	GROSS	AARON	135	WOODRIDGE RD
22	53-021	HASAN	JAHAD & TEE	29	OAK ST
22	05-023A	HIRZEL	DAVID	105	LINCOLN ROAD
22	33-023A	LUBASH	IVAN	6	GREEN WAY
22	48-068e	LUBY	DONALD MORGAN	1405	WISTERIA WAY
22	16-074	PRZYBYLSKI	JOHN	5	STANDISH RD
22	47C-025	THOMPSON	MARIE	27	KNOLLWOOD LN
22E	52-088	CASTAGNO	JOSEPH	49	DEAN RD
22E	47B-060	INFERRERE	JOHN A	261	MAIN ST
22PARA	50-006	STANKIEWICZ	RICHARD J & JANE	5	GAGE ROAD
37	45-050A	LOOMIS	GRETA	18	STEEPLETREE
37	46D-081	PROFIT	MARY	139	WEST PLAIN STREET
37	45-048	WINER	MIRIAM	21	STEEPLETREE
41C	51D-051	BLAIS	MARY	10	SOUTH STREET
41C	04-076A	CAIN	LUCILLE M.	27	OWBOW ROAD
41C	46D-069	SCHWARZ	ANNA	167	WEST PLAIN STREET
41C	42D-044	THAYER	ELIZABETH	55	WOODLAND ROAD

Susan M. Rufo 1/30/2017
Zachariah L. Ventress
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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*
SUBJECT: FY 2016 – CIRCUIT BREAKER MATCH
DATE: 1/30/2017

I have reviewed the following three (3) FY16 Circuit Breaker match applications and recommend approval:

PAR ID	NUMBER	ADDRESS	LAST NAME	FIRST
45-043A	14	INDIAN DAWN	CAMPBELL	MARY ROSE
47B-021	278	MAIN ST	KUTASZ	CHARLOTTE
46D-025	245	LAKESHORE DR	MELNICOVE	MARGO

Susan M. Rufo *1/30/2017*
Zachariah L. Ventress
Cheryl Kane



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 Zachariah L. Ventress
 Cheryl Kane

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *and*
SUBJECT: FY 2017 – CIRCUIT BREAKER MATCH
DATE: 1/30/2017

I have reviewed the following one (1) FY17 Circuit Breaker match application and recommend approval:

PAR ID	NUMBER	ADDRESS	LAST NAME	FIRST
038-103	8	ROLLING LN	SALERNO	CHARLES

Susan M. Rufo 1/30/2017
Zachariah L. Ventress
Cheryl Kane



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*
SUBJECT: FY 2017 – CPA EXEMPTIONS
DATE: 1/30/2017

I have reviewed the following five (5) FY17 CPA Exemption applications and recommend approval:

PAR ID	NO	ADDRESS	LAST	FIRST
51D051	10	SOUTH ST	BLAIS	MARY
18-051	55	ORCHARD LN	FAY	PATRICIA
38-144	3	KELSEY RD	JACOBSEN	PAROOHY
18-007	84	OLD SUDBURY RD	KENNEDY	FRANCIS
42D-044	55	WOODLAND DR	THAYER	ELIZABETH

Susan M. Rufo 1/30/2017
Zachariah L. Ventress
Cheryl Kane