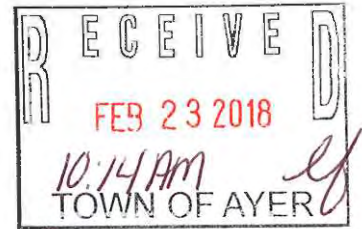


BOARD OF ASSESSORS

January 31, 2018

Minutes of Assessors Meeting



The meeting was called to order at 2:10pm. Clerk Cornellier, Member Callahan, Chairman Bresnahan, Assessing Administrator Thomas Hogan and Assessing Department Assistant Jacquelyn Guthrie were present.

The Board of Assessors read the agenda for January 31, 2018. A motion to approve the agenda as written was made by Member Callahan, seconded by Clerk Cornellier and approved by a vote of 3 -0.

The Board of Assessors read the minutes January 17, 2018. A motion to approve the minutes as written was made by Member Callahan, seconded by Clerk Cornellier and approved by a vote of 3 -0.

Assessing Administrator provided the Board of Assessors with the annual Conflict of Interest Law Summary.

The Assessing Administrator informed the Board that Brian Pelletier of Real Estate Research Consultants (RRC) will be in Ayer on February 22nd to install RRC's Cloud-based Personal Property System.

The Board of Assessors discussed a new 3 year contract for the Assessing Administrator. The proposed contract commences on July 1, 2018 and expires on June 30, 2021. A motion was made by Clerk Cornellier to approve the contract. The motion was seconded by Member Callahan and approved in a 3-0 vote. The Board of Assessors and Assessing Administrator signed the contract.

At 2:50pm, pursuant to Purpose 7, G.L. c.59 s.60, Clerk Cornellier called for a vote to go into Executive Session to review 3 FY2018 Real Estate abatement applications, with Open Session to reconvene at the conclusion of the Executive Session. Motion was seconded by Member Denis Callahan. Vote: Denis Callahan: Aye; C. Edward Cornellier: Aye; Paul Bresnahan: Aye. Motion passes by a vote of 3-0.

At 3:25 pm, the Board reconvened into Open Session.

The Board of Assessors reviewed the January 2018 Motor Vehicle Excise Abatement Report. There were 8 abatements posted totaling \$434.87. A motion to accept and sign the report was made by Clerk Cornellier, seconded by Member Callahan, and approved by a vote of 3-0.

The Assessing Department Report for the month of January was reviewed by the Board. A motion to approve the report was made by Clerk Cornellier, seconded by Member Callahan and approved by a vote of 3-0.

Old Business:

There were no items of old business.

New Business:

In response to a written request from the Town Accountant, the Assessing Administrator presented the Board with a response memo reporting a growth estimate of \$275,000 and an overlay requirement of \$300,000 for FY2019. A motion was made by Member Callahan to approve the growth estimate and overlay request and authorize the Assessing Administrator to submit the response memo to the Town Accountant. The motion was seconded by Clerk Cornellier and approved in a 3-0 vote.

In response to a written request from the Town Accountant, Assessing Administrator Hogan presented the Board with a response memo showing the availability of surplus overlay totaling \$295,162 for the following tax years:

<u>FY</u>	<u>Surplus Overlay</u>
2017	\$86,290
2016	\$65,802
2015	\$46,262
2014	\$33,429
2013	\$13,789
2012	\$7,422
2011	\$21,448
2010	\$20,720

\$295,162

A motion was made by Member Callahan to declare an overlay surplus of \$295,162 and authorize the Assessing Administrator to forward the response memo to the Town Accountant. The motion was seconded by Clerk Cornellier and approved in a 3-0 vote.

The Assessing Administrator reported to the Board that he will be out of the office until Wednesday February 7, 2018.

The next Board of Assessors meeting is scheduled for February 21, 2018 at 2:00pm.

A motion to adjourn at 4:08pm was made by Clerk Cornellier, seconded by Member Callahan and approved by a vote of 3-0.

Respectfully submitted,

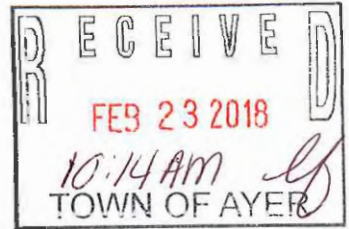


Clerk

jag

BOARD OF ASSESSORS

January 31, 2018

Executive Session Minutes of Assessors Meeting

At 2:52pm, pursuant to Purpose 7, G.L. c.59 s.60, Clerk Cornellier called for a vote to go into Executive Session to review three FY2018 Real Estate abatement applications with Open Session to reconvene at the conclusion of the Executive Session. The Motion was seconded by Member Callahan. Vote: Denis Callahan: Aye; C. Edward Cornellier: Aye; Paul Bresnahan, Aye. Motion passes by a vote of 3-0.

The Assessing Administrator presented the Board with three Real Estate abatement applications. He recommended that the Board of Assessors vote to approve following two abatements:

Parcel	Original Value	Revised Value	Abated Value	Abated Tax/CPA	Reason-granted
4-19, 180 Washington Street	391,300	380,000	11,300	\$164.69	Corrected Data
27-37, 50 Cambridge Street	256,100	225,700	30,400	\$438.67	Corrected Data

Assessor Hogan recommended that the Board of Assessors vote to deny the following abatement:

Parcel	Original Value	Revised Value	Abated Value	Abated Tax/CPA	Reason-to deny
17-21, 1 Nemco Way	5,491,000	5,491,000	0	0	Request of Owner's Attorney

A motion was made by Clerk Cornellier to grant two Real Estate abatements and deny one Real Estate abatement as recommended by the Assessing Administrator. The motion was seconded by Member Callahan, Vote: C. Edward Cornellier: Aye; Vote: Denis Callahan: Aye; Vote Paul Bresnahan: Aye. Motion passes by a vote of 3-0.

Member Callahan made the motion to close Executive Session and reconvene to Open Session, the motion was seconded by Clerk Cornellier. Vote: Denis Callahan: Aye; Vote: C. Edward Cornellier: Aye; Vote: Paul Bresnahan, Aye. Motion passes by a vote of 3-0.

The Board of Assessors authorizes release of these Executive minutes to the public. At 3:20pm the Board reconvened into Open Session.

Respectfully submitted,

Clerk

jag