

**CHARLEMONT BOARD OF ASSESSORS
FEBRUARY 14, 2022 MEETING MINUTES**

CHARLEMONT ASSESSOR'S OFFICE & CONFERENCE CALL

Members Present/ Participating:

Jacqueline Cashin; Chair, Anthony Ostroski, Karen Rau.

Others Participating: William and Norma Coli (via conference call).

Call to Order

Cashin called the meeting to order at 6:30 p.m.

#1: Approval of Minutes

The Board reviewed the minutes from their 1/3/2022 & 1/10/2022 meetings. On a motion by Cashin and seconded by Rau, the Board unanimously voted to approve the minutes as written.

#2: 6:45 Appointment to Discuss Abatement Application

The Board received an abatement application from William and Norma Coli regarding an abatement of their taxes for a reduction in Town services. Since there was no financial or private information on their application, the Coli's consented to discussing the application in open meeting via conference call. They had stated in their application that the plowing and sanding on their road was reduced at the start of the 2020/2021 winter and were seeking relief for the extra cost for them to do it now. Cashin explained that after researching the issue, they found there are only four reasons a taxpayer may file for an abatement of their taxes; overvaluation, disproportionate assessment, misclassification of real property or statutory exemption. She explained that Town services are not covered under these reasons but suggested they could review their property card to ensure all the data on it was correct and if there was any question, they could feel free to ask the Assessors to take a look at it. The Coli's thanked the Board for their time and left the call. Per this finding, on a motion by Cashin and seconded by Ostroski, the Board unanimously voted to deny the application.

#3: Board Action/Signatures

The Board reviewed and signed the following:

1. 2021 Warrant to Collector Motor Vehicle and Trailer Excise Commitment #6 and 2022 Commitment #1 (Cashin motioned, Ostroski seconded, all in favor);
2. Monthly list of property tax and motor vehicle excise tax abatements for January, 2022 (Cashin motioned, Rau seconded, all in favor);
3. Fiscal Year 2023 utility personal property appraisal agreement (Cashin motioned, Rau seconded, all in favor);
4. Fiscal Years 2023-2026 hydro dam appraisal agreement (Cashin motioned, Ostroski seconded, all in favor);
5. Fiscal Year 2023 tax map maintenance proposal (Cashin motioned, Rau seconded, all in favor).
6. The Board reviewed letters to property owners relating to the Chapter 61 programs:
 - a. Linda, Daniel, Matthew & Julie Talbot-the Talbots had submitted an affidavit stating they were aware they were purchasing a property which is subject to classification under 61B, however it wasn't made clear as to whether they would continue the use in Chapter (61A actually) or not, therefore the letter asked for clarification on this and explained the Chapter 61A application process.
 - b. Edith Bingham and Philip Bragdon-the property recently sold and although it has not been actively enrolled in the Chapter 61 program, the Assessors need to file a release of lien to

release both Bingham & Bragdon and the property from the Chapter 61 lien encumbrance. This is the second letter requesting the fee for the recording of the release. The Board suggested that if they don't respond to this letter, perhaps having the buyers contact them to request they release the property of the lien.

The Board signed the letters and Cashin noted that she also needs to have the Chapter 61 lien on her property released as well. Hayden will prepare the documents needed for the next meeting.

#4: Review Correspondence

The Board received an email from the Commissioner of Revenue regarding the central valuation of Verizon New England's personal property. The email discusses a proposed extension of the current agreement between the Commissioner and Verizon regarding the valuation of their taxable machinery, poles, wires and underground conduits throughout all Massachusetts communities, which ran through FY 2022. The email explained the background and the terms of the proposed agreement and noted they are seeking significant municipal approval in order to proceed. In return for the Commissioner agreeing to value Verizon's reported taxable personal property in accordance with the agreed-upon valuation methodology, Verizon has agreed not to file any petitions at the Appellate Tax Board (ATB) challenging it. After review and discussion, the Board indicated their general support of the extension.

The Board reviewed the deeds for December, 2021.

The next meeting will be Monday, March 7, 2022.

Adjournment

At 7:30 p.m. on a motion by Cashin and seconded by Ostroski, the Board voted unanimously to enter into Executive Session pursuant to General Laws Chapter 59, Section 60, in order to deliberate on pending abatement and/or exemption applications and to not reconvene in open session afterwards.

Roll Call vote: Cashin-Yes, Ostroski-Yes, Rau-Yes.

Respectfully Submitted,

Carlene Hayden,
Assessor's Secretary

Documents Viewed in Meeting of February 14, 2022*

1. Agenda for meeting of 2/14/2022
2. Abatement application from William & Norma Coli, 1/30/2022
3. Minutes from meetings of 1/3/2022 & 1/10/2022
4. 2021 Warrant to Collector Motor Vehicle and Trailer Excise Commitment #6 and 2022 Commitment #1
5. Monthly list of property tax and motor vehicle excise tax abatements for January, 2022
6. Fiscal Year 2023 utility personal property appraisal agreement
7. Fiscal Years 2023-2026 hydro dam appraisal agreement
8. Fiscal Year 2023 tax map maintenance proposal
9. Letter to Talbots regarding Chapter 61A continued use, 2/14/2022
10. Letter to Bingham & Bragdon regarding release of Chapter 61 land lien, 2/14/2022
11. Email from Sean Cronin, Senior Deputy Commissioner of Local Services regarding central valuation of Verizon taxable personal property

***Documents are stored in their respective files in the Assessor's office.**