

**MINUTES OF THE BOARD OF ASSESSORS PUBLIC MEETING
TOWN OF CHARLEMONT**

August 22, 2011

The meeting was convened at 7:34 p.m., with the following members present: Simon Dean, Chair and Jacqueline Cashin and Sarah Reynolds.

1. The Board reviewed the minutes from their 8/8/11 meeting. On a motion by Dean and seconded by Cashin, the Board voted unanimously to accept the minutes as written.
2. The Board reviewed and signed the monthly list of real, personal property and motor vehicle abatements for August, 2011.
3. The Board reviewed the deeds for July, 2011.
4. The Board reviewed a letter received from the Appellate Tax Board, noting that they had vacated their decision on the New Cingular Wireless appeal.
5. The Board discussed the property on Warner Hill Road, recently purchased by the Academy at Charlemont, and noted that assessments are to the owner of record as of January 1st, so therefore the seller/conveyor would be responsible for the taxes. As to the tax exempt status of the property, Millett explained that she was told by Joe Barbieri from DLS that because of the exempt status of the Academy, he believes the property will continue to be exempt, regardless of the fact that they do not intend to use or occupy it. Millett noted that she read in the MGL ch. 59 s.5 that if the property is not used or occupied within 2 years, it becomes taxable. Since Barbieri was not sure, more research may be needed to get a more definite answer.
6. The Board discussed assessing decks and outbuildings to owners of campers in campgrounds. Cashin noted that she had confirmed in her class that decks, sheds, outbuildings etc should be assessed to owners of the campground and not the individual camper owners. After some discussion and research, the Board found that it appeared that the outbuildings on the Mohawk Park campground were being assessed to the owner, however, there are also outbuildings listed on the campers in the Personal Property account. Millett will need to go through and see if the measurements on the Real Estate card match those in the Personal Property, to ensure that they are not being assessed twice. Millett noted that the mobile home park structures will need to be treated the same way. The Board agreed that the owners of the properties will need to be notified and that this will take effect next year.
7. Millett explained that last year, Donald Rice had come in for an abatement because the contents of his second home valued under the minimum, and was granted one. Millett then continued that since then, she had found that personal property is figured by taking a sampling of the returns of the Form of List and comparing it to the building value and determining the percentage. When Mr. Rice's property was assessed this way, it would meet the minimum value, as the building was taken into account. Millett said she was told that the Board could allow an exemption to those with contents valued lower than the minimum. After some discussion, it was decided that in order to be fair and equitable, the Board would continue to assess all second home personal property the same as they had been, and agreed a letter should be sent to Mr. Rice explaining this.
8. Next the Board discussed a property which had not submitted their Chapter 61A application for Fiscal Year 2012. It was noted that although it appeared that the owner had not been sent an application last year, it is the owner's responsibility to submit the applications on time every year. Millett noted that she had ran an ad in the newspaper last year that the applications were available in the office an on the website. The Board agreed to look in to this and revisit it. The Board also directed their Secretary to again publish a notice in the newspaper so that the public is duly informed. Discussion ensued as to the time and cost involved in sending these applications out annually. On a motion by Reynolds and seconded by Dean, the Board voted unanimously to no longer send any Chapter 61 renewal

applications out. The Board directed their Secretary to continue to publish a notice annually that the applications were available in the Assessor's Office and on the website and to send a notice to property owners explaining that this was decided in an effort to cut costs in a difficult economy.

9. Millett informed the Board that the printer/copier had not been working correctly and was printing black dots all over the paper. Millett noted that she had contacted Brother Support and was told to clean the cartridge and drum, which she had to no avail. The Board recommended contacting Josh Bellows to see if he could look at it, and if not, possibly checking with Mohawk Office Equipment.

At 8:58 p.m., on a motion by Reynolds and seconded by Dean, the Board voted unanimously to adjourn their regular meeting.

At 8:58 p.m., on a motion by Dean and seconded by Cashin, the Board voted unanimously to enter into Executive Session, with the intent of not returning to open meeting afterwards, in order to deliberate on pending abatement and/or exemption applications.

Roll Call:

Voting yes: Dean, Reynolds, Cashin

Voting no: None

Motion passes unanimously.

Respectfully Submitted,

Carlene Millett,
Assessor's Secretary

List of Documents Viewed in Public Meeting of August 22, 2011*

1. Monthly list of abatements for August, 2011
2. Monthly list of deeds for July, 2011
3. Notice to Vacate Decision Letter from ATB regarding New Cingular Wireless appeal.

***Documents not attached to minutes are stored in their respective file in the Assessor's office.**