

Charlemont Board of Assessors Meeting Minutes

Date: July 11, 2007

Present: Carol A. Rice, Michael E. Kane and Andrea Santos

The meeting was convened at 6:30 p.m.

The Board reviewed and approved the minutes of the June 13, 2007 meeting. The notes from the appointment were also reviewed. The minutes of the May 23, 2007 meeting have been e-mailed to the website.

Mr. Bishop was contacted regarding progress on the revaluation. He is on schedule and sent his regards to the Board. Mr. Kane will review a sketch issue on two properties to assist Mr. Bishop.

Mrs. Rice signed a letter to Mrs. Lynch and the Finance Committee requesting information about the form that needs to be filed with the D.O.R in order for quarterly tax bills to be issued for FY 2009. Our office has been unable to locate the specific form.

A form to encumber FY 2007 funds for document binding and forms was signed by Mrs. Rice. The office ran out of time to prepare the documents for binding before the fiscal year ended. A total of \$350.00 was encumbered. The work will be completed as soon as possible.

Two special warrants for prepayment of FY 2008 real estate taxes were signed for the Tax Collector in the total amount of \$605.87.

The Academy at Charlemont responded to the Assessors' request for the proposed use of the recently-purchased parcels on Route 2 and Burrington Road. The letter will be filed for future reference. A question was raised about a Notice of Potential Conversion of Wetlands that was published in the newspaper; it pertains to the Burrington Road parcel plan for athletic fields.

Following the research presented and Board discussion at the previous meeting regarding the MCI facility on Zoar Road, three informational letters were prepared for Mrs. Rice's signature to: Bear Swamp Power Company LLC, MCI WorlCom Network Serv. and Boston and Maine Railroad. Mr. Bishop created two property accounts so that the facility will be assessed to MCI and the land to B & M Railroad. The Planning Board provided the requested site plan for the Assessors' use.

After reviewing research documents and information, the Board agreed that a parcel of land on Mountain Road has been omitted from assessment. It was too late to assess the amount for FY 2007 but the information will be presented to Mr. Bishop with the request that he make the adjustment in acreage and assessment for FY 2008. A letter to the owner explaining the oversight was prepared for Mrs. Rice's signature. The tax map acreage will be corrected in pen for this year and permanently next spring. Research is also being done a parcel on Route 2 in East Charlemont that transferred ownership during the year; a small parcel on the south side of Route 2 is not assessed with the main parcel. More deed research needs to be done before the Board can review the issue.

The valuations for the campers in the campgrounds have been determined and the data entered into the computer for FY 2008. There were questions on several units. The Board made decisions on all but one – more information needs to be located for that unit. The Board also will request a copy of the mobile home park permit/plan for Mohawk Park from the Planning Board so that it can be determined if

all of the units that should be assessed are being assessed. Mrs. Rice will come in and sign the letter when it has been prepared.

FRCOG is applying for a grant to help plan the disposal of animals should a disaster strike the area. A listing (in Excel) of the location of farms, the acreage, type and number of animals was requested. If a farm has a name it was listed; individuals who own animals were not listed by name only by location. The information requested was all public information. The Board reviewed the listing and approved it to be e-mailed to FRCOG.

There were a number of questions about the assessment of farm animals for excise and personal property purposes. The Board discussed them and gave the answers. One property owner will be sent a letter with questions raised on the way the form of list was completed. Mrs. Rice will come in and sign the letter.

The Dept. of Conservation and Recreation sent a request for current addresses for two Chapter 61 property owners. The information was faxed to DCR.

The dates for the Zoning Revisions meetings and special town meeting were given to the Assessors and will be placed on the office calendar for future reference. There is also a Special Town Meeting scheduled for Tuesday, July 31, to vote the Mohawk Trail Regional H.S. budget. Other items will also be voted. Today, Mrs. Purinton was asked if the Assessors would require any additional funds to implement the quarterly billing for FY 2009. After placing a telephone call to another Town, it seems that more work than expense will be involved.

The warrant and commitment for the 2007 Section V Repair Plates in the amount of \$200 were signed by the Board. The issue date will be July 16, 2007. The commitment page and excise bill have been typed for the Tax Collector. The Board voted and signed the Monthly List of 2007 Motor Vehicle Excise Abated for June, 2007 in the total amount of \$120.73. Four motor vehicle excise abatement applications were reviewed and approved and the certificates signed. Three abatement applications for old bills were reviewed. The 2004 request was denied because the original excise was \$5.00 and no abatement can be approved for an excise of less than \$10.00; a formal denial notice was signed and the reason for the denial was typed on the form. The two abatements for 2005 were approved and the certificates were also signed. The Board reviewed two pages of Uncollectible Motor Vehicle Excise accounts for calendar year 1998 submitted by the Tax Collector. After discussion, the Board signed the two copies of each page; a photocopy will be made for our records.

The Room Occupancy Revenue Report for FY 2006 was downloaded and reviewed; it will be filed for future reference.

Updated local aid estimates as of July 6, 2007 were noted on the copies already made. The final aid figures will be downloaded for use on the recap sheet.

Several petitions and consolidations were received from the Appellate Tax Board on the telecommunications cases for: Verizon New England, Inc. and New Cingular Wireless, PCS, LLC. They will be filed with the other ATB case information.

A notice was downloaded from the DLS: Legal Opinions Available On-Line giving the web address to use.

The M.A.A.O. forwarded the form for nominating the Lucille Bayes Clerk of the Year.

The CSC July 2007 issue of Tech Talk was downloaded. It will be placed in a notebook for future reference.

FRCOG e-mailed notice of training for Comm-PASS Buy Smart Tools on July 23 and Statewide Contracts on July 27. An e-mail was received from the State affiliate doing to training reminding participants that they need their community to be a member of Comm-PASS.

Highland Communities Initiative will hold its fourth Regional Conference on September 15 in Huntington.

The June 2007 issue of City and Town was received. The June 2007 issue of Laws Relating to Municipal Finance and Taxation was received. All 7 copies for Town departments and boards now have P.O.Box 337 on them; the office is trying to find out where this has originated to get it corrected.

Miscellaneous ads and offers will be recycled.

The next Board meeting will be on Wednesday, August 15, at 6:30 p.m. If a meeting is necessary for voting and signing revaluation paperwork, the Assessors will be called and a meeting will be scheduled. If only reviewing and signing is necessary, the Assessors will be notified when the paperwork is ready.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Gloria Jean Purinton

Secretary