

Charlemont Board of Assessors Meeting Minutes

Date: May 27, 2009

Present: Carol A. Rice and Andrea Santos

The meeting was convened at: 5:15 p.m.

Ms. Sarah Reynolds has been duly elected an Assessor by vote of the town May 26, 2009. She has yet to be sworn in by the Town Clerk and attended the Board of Assessors meeting in the capacity of a member of the public only.

The Board of Assessors of Charlemont met with the Board of Assessors of Hawley in the Town Hall meeting room @ 5:15. The meeting was attended by Winston Healy, a member of the Board of Selectmen of Charlemont and Darwin Clark, the Chairman of the Board of Selectmen of Hawley. The Boards met to discuss the discrepancy between the "legal" boundary between Charlemont and Hawley and the "traditional" boundary. The issue has been brought up multiple times in the past and has never been resolved. The Board of Assessors in Hawley will be requesting a warrant article be put on the agenda for a special town meeting at the end of June. The residents of the town of Hawley will be voting on whether they agree with the traditional town line, in use for 200+ years or a reversal to the State defined legal line. Depending on the outcome of the vote at the Hawley special Town Meeting, the Board of Assessors of Charlemont will either recommend a similar warrant article be drafted for a special town meeting in Charlemont, or the Board of Assessors will have to revise their tax rolls and tax maps to reflect a reversal to the legal line. The meeting between the two boards ended at 6:30.

After the meeting between the two boards, the Board of Assessors continued with their regularly scheduled meeting. At 6:30 Mr. Frank Carcio arrived in his capacity as a notary for a previously scheduled appointment. Chapter 61 Liens were signed by the Board of Assessors and notarized by Mr. Carcio.

The Board of Assessors welcomed their new member, Sarah Reynolds, and provided her with a packet of information about the position and requirements of the position. The Board discussed a personal, informal dinner with former Assessor, Michael Kane as a goodbye and thank you. The Board discussed the exclusion of requested budget amounts at the Town Meeting and voted to send a letter to the Attorney General to ask about budget request policies and procedures. They also want to ask whether the town budget has to be posted prior to the annual meeting. Ms. Stegner received a new personnel policy at the annual town meeting from Ms. Brisson. The Board each received a copy of the new personnel policy and will discuss it at their next meeting after they have a chance to read it over.

The warrant and commitment for Section 5 excise was voted and signed by the Board. The issue of a farm plate holder paying our town or the town of Sunderland was tabled until more information could be found out about the omitted assessment. Three abatement applications for camper owners that no longer have their camper at the resident campgrounds were approved by the Board. The Board requested that a letter be drafted to one of the campground owners requesting the names and addresses of all new camper owners. The Board also requested that a letter be drafted informing the campground owners that all property affixed to the ground that is not mobile (decks, sheds, porches, etc.) will be assessed to the campground owner at a significantly depreciated amount; included in the letter is to be a list of all "non-mobile" property, the actual value, and the depreciated value.

A farm status application was voted and approved by the Board. A notice of approval for Chapter 61 land was signed by the Board. A Chapter 61 application was again tabled due to non-receipt of Forest Management plan. A letter to the property owner was drafted requesting the Forest Management plan.

A letter of denial to an applicant of 3ABC, tax exempt status, was dictated and will be signed next meeting. All abatements were again postponed until the consultant could weigh in on the issues.

A letter was received from National Grid requesting information. The Fiscal Year 2010 cherry sheets were reviewed. The frequently asked questions State webpage for personal property was reviewed.

The Board decided against submitting a letter of denial for a key to the Assessors' office to the Board of Selectmen until the issue with Assessors' Secretary is resolved. Ms. Reynolds was made aware of a new official finance forum if she would like to attend.

Two town residents stopped by the meeting and requested information on their rental property. They informed the Board of Assessors that the Board currently has the property coded as a single family when it is actually a multi-family dwelling. The Board of Assessors requested a note be drafted to the Planning Board informing them of this information. The residents left at 8:30.

All advertisements and publications were reviewed and filed.

The meeting was adjourned at: 8:45 p.m.

The next meeting will be held June 3rd, 2009

Respectfully submitted,

Bree Stegner

Secretary