

CHARLEMONT BOARD OF ASSESSORS

JUNE 24, 2024 MEETING MINUTES

CHARLEMONT ASSESSOR'S OFFICE

Members Present/ Participating:

Anthony Ostroski; Chair, Jacqueline Cashin

Members Absent:

Karen Rau

Call to Order

Chair Ostroski called the meeting to order at 6:32 p.m.

Board Reorganization. On a motion by Cashin and seconded by Ostroski, the Board voted unanimously to rotate the Chair position to Cashin, as per their usual procedure following Annual Town Meeting.

#1: Town Clerk Appointment to Notarize Board Signatures

Town Clerk Thorne Palmer attended the meeting to witness and notarize the Board's signatures on four Chapter 61 classification land liens. These are amended liens to reflect various changes or corrections.

- a. John Hoffman & Kate Stevens, 399 West Oxbow Road,
- b. Judith E. Mitchell, Trustee, 2183 Route 2,
- c. Vivian Budnik, Hawk Hill Road,
- d. Suzanne Meeks, Edith Meeks & Ellen Meeks.

The Board thanked Palmer for his time in notarizing their signatures.

#2: Approval of Minutes

The Board reviewed the minutes from their 5/6/2024 meeting. On a motion by Cashin and seconded by Ostroski, the Board voted unanimously to approve the minutes, as written.

#3: Board Approval/Signatures

The Board reviewed and signed the following:

1. Warrant to Collector for motor vehicle excise 2024 Commitment #3.
2. Assessor's Notice of Commitment to Accounting Officer for 2024 Commitment #3.
3. Warrants to Collector for preliminary Fiscal Year 2025 real & personal property tax commitment.
4. Assessor's Notice of Commitment to Accounting Officer for preliminary Fiscal Year 2025 real & personal property tax.
5. Revised and Omitted Assessment Report, submitted on Gateway 6/24/2024.
6. LA-13A; Amended FY 2025 Tax Base Levy Growth, submitted on Gateway 6/24/2024.
7. Monthly list of real, personal property & motor vehicle excise abatements for May, 2024.
8. Fiscal Year 2024 Chapter 61, 61A & 61B applications and notices of action:
 - a. (7) Chapter 61 applications:
 - 1) Monte & Wilma Chandler
 - 2) Ralph Earle
 - 3) Roger & Alan Giffin
 - 4) Martha Meeks Trust
 - 5) John H. Sargent
 - 6) Molly Scott
 - 7) Zoar Outdoor Adventure Resort, LLC
 - b. (20) Chapter 61A applications:
 - 1) 133 Warfield Realty, LLC
 - 2) Alexander Atwater
 - 3) Berkshire Highlands, LLC
 - 4) Glen & Caitlin Dean

- 5) Jodi Dean
 - 6) Brian & Christina DuPree
 - 7) Ekoorb, LLC
 - 8) Daniel Greene
 - 9) Winston Healy Trust
 - 10) Lori L. Hicks
 - 11) Ruth Loomis
 - 12) Martha Meeks Trust
 - 13) Oakwood Farm Trust
 - 14) Ivy Palmer
 - 15) Linda S. Reynolds
 - 16) Rotima S.A. Inc.
 - 17) John H. Sargent
 - 18) Daniel & Linda, Matthew & Julie Talbot
 - 19) David Wallace
 - 20) Mark White
- c. (13) Chapter 61B applications:
- 1) Berkshire East
 - 2) Vivian Budnik
 - 3) Douglas J. Forbes & Lida Bihun-Forbes
 - 4) Harold Hayward & Andrea Santos
 - 5) John Hoffman & Kate Stevens
 - 6) Carla LaGrassa, Peter DeMenocal & Ruth Loomis
 - 7) Elizabeth Libbey-MacLeish
 - 8) Sharon McCutchen
 - 9) Judith E. Mitchell
 - 10) Mark Ostergren & Sharon Pierce
 - 11) Rocky River Realty Company
 - 12) Christopher & Julie Seaver
 - 13) Stanley Zamachaj

On a motion by Cashin and seconded by Ostroski, all Chapter applications were approved, except Chandler, which was disallowed by the Department of Conservation and Recreation (DCR), due to a late-filed Forest Management Plan. They may apply for classification for Fiscal Year 2025. Notices of Action were signed by the Board, notifying applicants of their decision.

#4: Board Discussion and Vote

1. Reports were received of new structures with no building permit; a large barn at 104 West Oxbow Road and a large building/greenhouse at 2143 Route 2. The Board has not had a chance to check these yet. Cashin will check 2143 Route 2 and Ostroski will check 104 West Oxbow Road and will report back with their findings.
2. Great River Hydro (GRH) Confidentiality Agreement. The Board of Assessors was asked by GRH to sign a confidentiality agreement relating to the annual 38D & 38F return of property information request. The agreement was forwarded to the Select Board, as the signatories for Town contracts. Municipalities are subject to the public records law and freedom of information act, so the Select Board had Town Counsel review and advise on the agreement, and asked the Assessors if the agreement was necessary. GRH has indicated they will not provide the requested 38D/38F information until they have an agreed-upon confidentiality agreement. Town Administrator Sarah Reynolds is working with Town Counsel and GRH on the agreement.

#5: Review Mail and Correspondence

1. The Board reviewed the deeds for May, 2024.

Adjournment

At 7:24 p.m. on a motion by Cashin and seconded by Ostroski, the Board voted unanimously to adjourn their meeting and enter into Executive Session for purpose #7; to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements; to deliberate on pending abatement and/or exemption applications, which pursuant to G.L. Chapter 59, Section 60 are not open to the general public, to sign the minutes from their last executive session meeting and to not reconvene in open session afterwards. Roll Call vote: Ostroski-Yes, Cashin-Yes.

The next meeting will be Monday, August 5, 2024.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 6/24/2024*

1. Agenda for meeting of 6/24/2024.
2. (4) Chapter 61 classification land liens.
3. Minutes from the 5/6/2024 Assessor's meeting.
4. Warrant to Collector for motor vehicle excise 2024 Commitment #3.
5. Assessor's Notice of Commitment to Accounting Officer for 2024 Commitment #3.
6. Warrants to Collector for preliminary Fiscal Year 2025 real & personal property tax.
7. Assessor's Notice of Commitment to Accounting Officer for preliminary Fiscal Year 2025 real & personal property tax.
8. Revised and Omitted Assessment Report, 6/24/2024.
9. LA-13A; Amended FY 2025 Tax Base Levy Growth, 6/24/2024.
10. Monthly list of real, personal property & motor vehicle excise abatements for May, 2024.
11. (40) Fiscal Year 2024 Chapter 61, 61A & 61B applications & Notices of Action.
12. Property record cards for 104 West Oxbow Road and 2124 Route 2.
13. Email from Town Administrator regarding Great River Hydro confidentiality agreement, 5/20/2024.

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