

MEETING MINUTES  
BOARD OF ASSESSORS  
April 27, 2009

Attending: Vincent Ritchie, Diane Lanney  
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Mr. Ritchie outlined his discussion with DOR, Gary Bleau, regarding valuation of solar farm on Pitcherville Road. DOR believes this would be classified under Chapter 38 – Energy/Power Plant. However, DOR stated this would be the first solar farm to be assessed in Massachusetts. The steps for a PILOT agreement; (1) appraisal value per a professional appraisal (2) legal agreement drawn up (3) approval at Town Meeting.

As this type of “power plant” is new to DOR there is no DOR-known precedence for certification. Mr. Bleau referred Mr. Ritchie to follow up with Brenda Cameron (DOR). Mr. Ritchie spoke briefly with Ms. Cameron, who confirmed DA’s opinion that this “project” would not qualify under a TIF as there are no employees located at the site.

DA has spoken to Vision; they will also research, and expect to get back to us before the end of May.

The first step of the property owner/leaser would be to apply for a Special Permit with the Planning Board. This has not occurred.

The DA suggested no steps incurring Town costs be taken until analysis and valuation via “regular” appraisal methods be completed. This will require:

- (1) Land valuation based on land use
- (2) Review of improvements that would be considered real estate
- (3) Review of improvements and equipment that would be considered personal property, values produced using Marshall & Swift.

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Opened (2) Proposals received for FY09 Personal Property Full Measure & List  
Data Stat: Non- price Proposal is in order; Price Proposal \$14,169 or \$33.34/acct.  
RRC: Non-price Proposal states work to be done at their site; Price Proposal \$21,250 or \$50/acct.  
Vote to award contract Data Stat  
\*DA will notify Data Stat.

Entered into Executive Session to review Abatements with intent to return to open session to adjourn.

Meeting adjourned at 8:35 p.m.

Next meeting scheduled for May 4, 2009 at 7:00 p.m.