

MEETING MINUTES
BOARD OF ASSESSORS
June 1, 2009

Attending: Vincent Ritchie, Diane Lanney

Property Owner Virginia Mattson of 18 Ragged Hill Road – 7:30 p.m.

She received a special permit for second house to be placed on her existing single-family improved lot to replace a trailer. Does not believe that second home is numbered correctly at number 18A as it was listed as #20 in 1991 as a trailer. It was explained in detail to Mrs. Mattson why that second home number is correct at 18A.

Mrs. Mattson stated the address of 18A will not be used.

Also discussed and the DA provided Mrs. Mattson with her field card and specifically went over the valuation of 18 and 18A and how Mrs. Mattson can split the value between the two homes on one lot.

Mrs. Mattson outlined issues she has been having with an abutter to her Main Street property (map 8A/parcels 17 and 19A). The property access is being impeded by an abutter. Mr. Ritchie questioned whether road improvements would be required to build. DA believes Building Inspector stated no. Mrs. Mattson believes the abutter's encroachment has rendered her property unbuildable. The DA acknowledged more than one previous conversation and letters with Mrs. Mattson regarding this matter, that these issues are not in the BOA's purview. Mrs. Mattson was again referred to the Building Inspector to address her issues and concerns. She stated she has communicated unsuccessfully with that office as well as the Selectboard and is ready to abandon the property (no longer pay taxes). Mr. Ritchie encouraged Mrs. Mattson to attain advice from a real estate broker before doing so. Although the BOA has already received verbal final determination that the property is grandfathered and buildable (two small contiguous lots), they will submit a request for a written determination due to the fact that it may have an impact on her Senior Exemption Application.

Entered Executive Session to discuss a Senior Exemption Application with intention to return to open session.

Mrs. Mattson exited the meeting.

DA reported there are no remaining wage funds for the month of June for Assessors' Clerk due to work last fall necessary to set the FY09 tax rate timely.

Approved BOA meeting minutes from March 30, 2009, April 13, 2009, and April 27, 2009.

Approved and signed Cartographic Associates, Inc., FY10 GIS Maintenance Contract.
*DA will forward to Selectboard and Town Accountant for approval.

Approved DA attending MAAO Summer Conference.

DA received SOL 2009 Reconciliation Values. A significant reduction. An email sent by the DA to the DLS representative who completed the site review requesting the detailed changes that resulted in the reduction was answered with a denial. A second request email included Marilyn Browne. The DA received Ms. Browne's response (today) that the materials would only be made available at their Boston office. These materials consist of Assessors' maps, field cards and GIS parcel-specific maps that include wetlands that were all provided to them by our office. As revision of values request is required to be submitted to the DOR by 5 p.m. on June 5, 2009, the DA has arranged to review our DOR-altered documents in Boston tomorrow.

Entered Executive Session to discuss Abatement Applications with intention to return to open session.

Approved Overlay Release totaling \$19,529.35 to Overlay Surplus, the amount to be transferred by Town Meeting Article to FY08 Overlay for expected deficit. This will negate the requirement to fund this deficit on the Recap with upcoming FY10 funds.

Briefly discussed Solar Farm; an expert appraiser as provided by Vision, and discussions Mr. Ritchie had with the appraiser, property owner, and potential leasee.

Reviewed Selectboard March 30, 2009 meeting minutes; "Pincrest Property Association Building determinations" section. *DA will send email to Building Inspector and Selectboard.

Meeting adjourned at 9:20 p.m.

Next meeting scheduled for June 8, 2009 at 7:00 p.m.