



*Board of Assessors
7 Main Street, Unit #1
Hubbardston, MA 01452
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Minutes of the Board of Assessors' Meeting held on **July 9, 2012** in the Assessors' Office located in the Library Basement.

Members Present: John Prentiss (Chair), Kurt Leslie (Member), Al Afonso (Member), Harald Scheid (Regional Assessor), George Bourgault (RRG) and Justine Lapierre (Clerk)

Board Members Absent: None

Meeting brought to order at 7:05 p.m.

The following discussions took place:

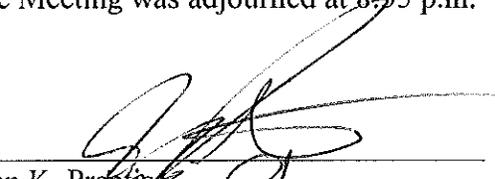
- Walter Ducharme enters the meeting. He informs the Board of Assessors that the Barn located at 81 Bemis Road and owned by the Pinecrest Property Owners Associations has been sold, including a 2 acre parcel. This has been split from the original parcel identified as Assessors' Map 12, Parcel 69. The new 2 acre parcel will be identified as Assessors' Map 12, Parcel 69A. Since the new 2 acre parcel was sold to a party that will not be using it for recreational purposes, the town has the option to exercise a First Right of Refusal to purchase the parcel for the accepted offer price under the stipulations on the land being classified as Chapter 61B recreation land. If the Selectmen do not wish to purchase the property, rollback taxes must be paid to the town to remove the Chapter 61B lien that the town holds on the property. Once the Board of Assessors are notified of the Selectmen's decision will the rollback taxes be calculated.
- Walter also asks about the recent determinations that have been implemented from the Building Department on which lots in the Pinecrest subdivision are buildable or non-buildable. The BOA tells Mr. Ducharme that there has been both positive and negative feedback to the changes. George Bourgault then agreed to meet with Mr. Ducharme Wednesday to compare notes on the issues.
- Mr. Ducharme exits the meeting at 7:25 p.m.
- Assessors' Map 4 Parcel 31 has also been sold to a party that does not wish to use it for recreational purposes under Chapter 61B recreational land. The Selectmen have decided not to purchase the property, so rollback taxes need to be calculated. This will be completed shortly by the Assessors' Office.
- Harald Scheid mentions an option for the upset taxpayers in the Pinecrest subdivision who were affected by the recent building determination made by the Building Department. He informed the BOA that for previous years' taxes to be abated, proof

would be needed that shows the chance for abatement was not given. This was not the case so this avenue cannot be explored. The BOA agreed that this was not something they wanted to try and implement.

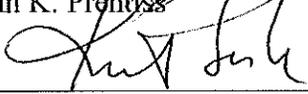
- Janet Morrison enters the meeting at 7:55 p.m. as a representative for 3ABC Charitable Exemption application 2013008. The application was denied on July 9, 2012 by the BOA because the application was late. Ms. Morrison explains that the application was mailed late unintentionally. The application was sent to the former address of the Assessors and was sent back. She then hand delivered the application the application once it was received back along with an extension request letter. This was received by the Assessors' Office on March 7, 2012. The BOA explains that an extension request must be provided to the Assessors prior to the due date of the application, which is March 1st and that is why the extension request cannot be considered. Ms. Morrison feels that the BOA is misinterpreting the extension requirements. John Prentiss motions to table the topic until the next meeting so that more information can be gathered. Albert Afonso seconds the motion. All in favor.
- Ms. Morrison hopes that the BOA will consider her request. The BOA will later contact her on whether the decision has been reconsidered. Ms. Morrison exits the meeting at 8:15 p.m.
- The BOA now reviews other 3ABC Charitable, in which an extension was granted to the BOA by the applicants to more thoroughly inspect the properties and what the organizations do. The BOA unanimously voted to approve the following 3ABC applications: 2013006, 2013003, 213005, and 2013004. The BOA unanimously denied 3ABC application 2013001.
- 3ABC application 2013002 is from an organization that preserves open space through Massachusetts. The BOA wants more information from the organization about what they do at the property such as is it open to the public? Is there a sign up so taxpayers know it is open space? And are any charitable or educational activities that take place on the property? The clerk will send a request to the organization for more information.
- Kurt Leslie then motions to have a later vote to determine if 3ABC application 2013008 will be granted an extension. Albert Afonso seconds the motion. All in favor.

The next Board of Assessors Meeting is to be held on **Monday, July 23, 2012** at 7:00 p.m. in the Assessors' Office located in the Library Basement.

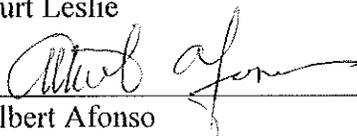
The Meeting was adjourned at 8:55 p.m.



John K. Prentiss



Kurt Leslie



Albert Afonso



Approved September 24, 2012