



*Board of Assessors  
7 Main Street, Unit #1  
Hubbardston, MA 01452  
978-928-1400 X 203 Fax 978-928-1402*

Minutes of the Board of Assessors' Meeting held on **March 26, 2012** in the Assessors' Office located in the Library Basement.

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

Board Members Absent: None

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

The following documents were signed:

- Meeting Minutes for January 23, 2012, February 13, 2012, & February 27, 2012
- Vouchers
- Motor Vehicle Abatements for March
- Real Estate Abatements
  - Approved: 2012019
  - Denied: None
- Personal Property Abatements
  - Approved: 2012023
  - Denied: None

The following discussions took place:

- Harald Scheid discussed the potential Hardship Tax Deferral for a taxpayer on Kruse Road as previously discussed. Mr. Scheid met with the taxpayer at their residence to further discuss their situation. Mr. Scheid feels that the Town would not get any of the back taxes back if the Assessors' were to enter into an agreement about this property, being that the hardship seems more permanent than temporary. Also, the taxes are currently being paid by the mortgage company. The Board of Assessors agrees that the need is not there since the taxes are being paid, and feel that this taxpayer would not be a good candidate for the Hardship Deferral.
- Tax Collector Cyndy Washburn-Doane enters the meeting at 7:40 p.m.
- Mrs. Doane spoke with the Board of Assessors about the properties in Pinecrest that are in Tax Title, which she would like to put through as a Land of Low Value taking if the Town Lawyers of Coppola & Coppola advise this is the best move. Coppola & Coppola advised against Mrs. Doane taking the parcels in Pinecrest by Land of Low Value due to

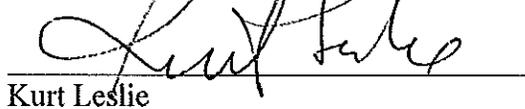
the dramatic changes of assessed value and build ability codes that took place during 2007. Coppola & Coppola stated that one avenue would be the Assessors making a request to the Commissioner to use Chapter 58 Section 8 to adjust the values since the changes were made in 2007. Coppola & Coppola also advised that Letters of Determination for the parcels in question be provided to show if they are actually buildable or unbuildable. The Assessors stated that they cannot make the determinations of build ability. It would need to be completed by Larry Brandt, the Hubbardston Building Inspector. A list of the lots in Pinecrest that are in Tax Title was provided to Mr. Brandt back in October 2011.

- The Board of Assessors also reviewed 3 3ABC Tax Exempt Applications that were postmarked to the Assessors' Office after the March 1<sup>st</sup> deadline. These were applications 2013007, 2013008, & 2013009.
  - Motion: Mr. Leslie motions to deny the late 3ABC Applications 2012007, 2012008, & 2012009.
  - Second: Mr. Afonso
  - In Favor: Mr. Leslie & Mr. Afonso
  - Abstain: Mr. Prentiss
- The Board of Assessors would like to set and appointment to visit the property of Abatement Application 2012025 for Friday, April 6 at 1:30 p.m. The Clerk will contact the property owner to see if this time works with their schedule.

The next Board of Assessors Meeting is to be held on **Friday, April 6, 2012** at 2:00 p.m. in the Assessors' Office located in the Library Basement.

The Meeting was adjourned at 9:10 p.m.

  
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John K. Prentiss

  
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Kurt Leslie

  
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Albert Afonso

Approved May 7, 2012