



*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 April 23, 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 7:00 p.m.

The following documents were signed:

- Financial Hardship Denial letter for application 2012001
- Denial letters for late 3ABC applications 2012007, 2012008, & 2012009
- Motor Vehicle Abatements for March
- Approved Abatement cover letter for April

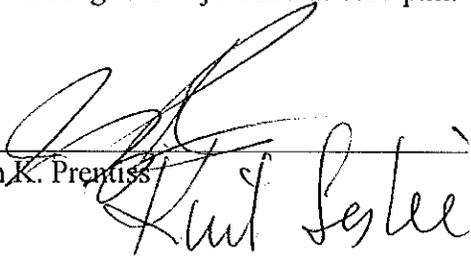
The following discussions took place:

- The Board discussed their visit to the property for Abatement Application 2012025. There are 13 buildings on the property, all of which the Board of Assessors were able to view. They found that two buildings were being rented out. One business was a repair shop and the other was an HVAC Company. Neither one of these companies is exempt, so these buildings could not be considered tax exempt. There is no place of worship on the property, making the building occupied by the President of the organization not a true parsonage, therefore being fully taxable. The Assessors were lucky enough to obtain a map of the property with all of the buildings clearly labeled. They went through them one by one to determine taxability.
 - Building 1: President's home. Cannot be considered a parsonage because there is no house of worship and he is not an ordained minister. Portions A, B, & C are used as girls' dormitories. The dorms account for 33% of the building's square footage so 33% of the building will be exempt. The remaining is fully taxable.
 - Building 2: Home of the Assistant Director. This is fully taxable.
 - Building 3: This is the space being rented to the HVAC Company. There is only a small portion in the back that the organization in question is using for storage (20%). Only this small storage section will be tax exempt. The rest will be taxable.

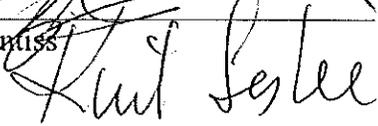
- Building 4: Pool area. The pool has been fully drained and is now used as a meditation area. This consists of 80% of the building. The other 20% of the building is an apartment for staff. The pool portion will be tax exempt, but the apartment will be taxable.
- Building 5: Rec/Garage Area. This will be 50% exempt.
- Building 6: This is the main office for the organization. This is tax exempt.
- Building 7: Garage. This is used by the Repair Shop. This is taxable.
- Building 8: Outbuilding. This is taxable.
- Building 9: Carport. Used to store wood for the organization. This is taxable.
- Building 10: Shed used for storage by the organization. This is tax exempt.
- Building 11: Shed used for storage by the organization. This is tax exempt.
- Building 12: Garage Building. This is taxable.
- Building 13: Two car garage. This is taxable.
- Building 14: Vacant shed. This is taxable.
- George Bourgault will go by these guidelines, as per the Board of Assessors' request, and enter these factors into the database for the property's assessment. George will review these changes with the Board of Assessors at their next meeting.
- The Board also made an appointment with the President of the organization in question for Thursday, May 17, 2012 at 7:00 p.m. to discuss their findings.
- The Board reviewed the Letter of Intent for Map 4 Parcel 31 to be sold and taken out of Chapter 61. Under Chapter 61, if a parcel is being sold and taken out of Chapter 61, 5 years of rollback taxes need to be paid, as well as giving the Town of Hubbardston the first right of refusal to purchase the property at the same price of a bona fide offer from a third party. After reviewing this situation, Kurt Leslie and John Prentiss do not recommend the Town use their option to purchase the property. Albert Afonso recommends the Town should purchase the property. A letter of their recommendation will be drafted for their review and sent to the Select Board in the coming weeks.

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

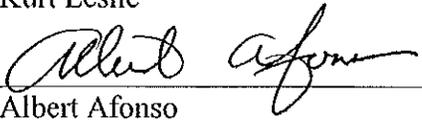
The Meeting was adjourned at 8:27 p.m.



 John K. Prentiss



 Kurt Leslie



 Albert Afonso

Approved July 9, 2012