

BOARD OF ASSESSORS
April 18, 2012
BEDFORD TOWN HALL

- CALL TO ORDER:** Chairman Bruce Murphy called the meeting to order at 7:00 PM in the second floor conference room.
- ROLL CALL:** Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.
- GUESTS:** Nat Brown (abatement applicant)
- MINUTES:** The minutes for the meeting of April 11, 2012 were provided. John Linz made a motion to approve the minutes, seconded by Ron Cordes. Without discussion, a unanimous vote was taken on the motion to approve the minutes as written.
- BUSINESS:**
1. John Linz was asked to present preliminary guidelines for a new policy on Clause 18A Temporary Hardship Deferral on 2 May.
 2. The performance review for Bruce Morgan needs to take place in May.
 3. Ron Cordes asked that the Board review goals and objectives for itself in the near future.
 4. John Linz reminded Bruce Morgan and the Board that a review of the work done by Patriot Properties for FY12 be done soon. John also asked Bruce Morgan to review all pending Appellate Tax Board cases and make recommendations to the Board in May.
 5. Nat Brown appeared before the Board regarding four properties he owns. The property at 4-10 Caesar Jones Way was discussed and the Board decided on an abated value of \$790,200. The property at 21-35 Caesar Jones Way was discussed and abated to \$1,225,200. The property at 216 Concord Road was discussed. Known as New England Nurseries, the value was settled between Mr. Brown and the Board for FY08, 09, and 10 at \$1,100,000, which was extended to FY11. Mr. Brown contended that, according to the previous Associate Assessor, the agreement was to be extended for additional years; however, Bruce Morgan spoke with the previous Associate Assessor who related that all properties would be newly valued for the FY12 revaluation. The Board voted to deny the abatement request. The property at 1 Turfmeadow Rd was discussed after being tabled at a previous meeting due to questions about the possible subdivision of the property to create an additional building lot. Bruce Morgan reported that the Bedford Building Commissioner stated that it is very unlikely that the lot would be

subdividable until major road improvements are made. Based on this new information, the Board voted on an abated value of \$375,000.

6. In addition to the above-stated decisions on Mr. Brown's four properties, decisions were made to deny abatement applications on the following other properties: 340 Great Rd, 15 Shawsheen Ave, 2 Oak Park Dr, 47-53 Great Rd, and 54 Middlesex Turnpike.

7. Bruce Morgan reported that a representative for Stop and Shop left a message at the office asking for more information about the denial decision on their Personal Property abatement application. Bruce Murphy stated that the representative should be told that the next step would be for Patriot Properties to do a full inspection of Stop and Shop and then compare their findings with the FY12 record and the company's abatement submittal.

8. Signatures were completed as required.

Adjournment:

Being no other business, Ron Cordes made a motion to adjourn the Open Meeting, seconded by John Linz. There was no discussion on the motion and all members present voted affirmative. The meeting was adjourned at 10:04 PM.

Bruce Morgan, Associate Assessor

Approved by the BOA April 25, 2012

John Linz, Clerk