

BOARD OF ASSESSORS
June 13, 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: None

MINUTES: The minutes from the executive session of 5/23/2012 were reviewed. Ron Cordes made a motion to approve the minutes as amended, seconded by John Linz. The amended minutes were approved by a unanimous vote without further discussion.

John Linz made a motion to approve the minutes of 5/30/2012 as written, seconded by Ron Cordes. The minutes were approved by a unanimous vote as written.

Ron Cordes made a motion to approve the minutes of 6/6/2012 as written, seconded by John Linz. The minutes were approved by a unanimous vote as written.

- BUSINESS:**
1. Regarding the Clause 18A pending application, Ron Cordes stated that he knows the applicant and wanted the rest of the Board to be aware of it. Bruce Murphy and John Linz asked Ron a few questions about how he knew the applicant and then both stated that they saw no apparent conflict of interest and therefore saw it as a non-issue. The applicant submitted a letter to the Board asking for deferral of the full tax amount for FY12, which was signed by the Board.
 2. Bruce Morgan reported that Jim McCathern of Patriot Properties projects that commercial values for FY13 are likely to be level or very slightly increasing. This information will be helpful in considering a few abatement/Appellate Tax Board (ATB) cases where the tax reps for some properties have been inquiring as to whether the Board will consider including FY13 values in negotiations.
 3. Bruce Morgan submitted a letter from Town Manager Rick Reed regarding the personal property case with TranSwitch. John Linz commented that a legitimate tax bill was mailed for FY10 and the property owner neither paid the bill nor filed for an abatement. Bruce Murphy stated that due diligence had been done by the Tax Collector by consulting with Town Counsel, who recommended not pursuing collection through legal means. Bruce Murphy asked Bruce Morgan to convey thanks from the Board to Rick Reed for his efforts. Also, Bruce Murphy will write a letter to Rick Reed to make sure all of the pertinent information of the case is

documented, including the fact that former Associate Assessor John Speidel told the taxpayer to apply for an abatement, which wasn't heeded by the taxpayer.

4. Bruce Morgan presented a draft policy regarding the noise impact on certain properties based on their proximity to Route 3. John Linz made a motion to accept the policy, seconded by Ron Cordes. During discussion of the motion, John Linz recommended that the word "line" be stricken from the first sentence of the policy so that the sentence ends with "...primary land value." The amended policy was approved unanimously. Bruce Murphy asked that Bruce Morgan contact the owner of 7 Ridgewood Lane to thank him for bringing this issue and much pertinent information to the Board's attention.

5. Bruce Morgan gave the Board a brief update on the ongoing inspection program and the job opening.

6. Signatures were completed as required.

7. Ron Cordes made a motion to adjourn into Executive Session at 9:20 pm to discuss pending litigation and not return to the open meeting. John Linz seconded the motion. A roll call vote followed, with John Linz voting yes, Ron Cordes voting yes, and Bruce Murphy voting yes.

Bruce Morgan, Associate Assessor

Approved by the BOA June 27, 2012

John Linz, Clerk