

Board of Assessors, Meeting Minutes

Date March 8, 2022

Via Zoom

Call To Order: 2:04 PM

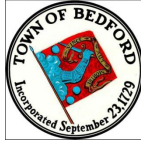
Roll Call: Bruce Murphy, Rebecca Neale

For the Town: Matt Lanefski

Guests: Rick Rosen, for the Council on Aging; Mark Martines, 186 Great Road; Joseph Martines, 186 Great Road; Richard Wulsin, attorney for 186 Great Road

Regular Session:

1. Joseph Gilbert has resigned from the Board, effective at the end of the last Executive Session, due to not meeting residency requirements for Member on the Board.
2. Discussion of 186 Great Road: Attorney Richard Wulsin, representing 186 Great Road, stated that the income approach is more typically used by the ATB. The gross income for the property is higher than the value of the property. He stated that the cap rate is not appropriate for that building. Bruce responded that these appraisals are mass appraisals, not spot assessments. The Board has offered an adjustment to the property. Rebecca stated that the Board's offer is reasonable the Board cannot guarantee a future assessment value to anyone. Bruce suggested that Attorney Wulsin send his list of comparable properties to the Matt, to provide to the Board. Bruce reminded the property owners that current Income and Expense reports are required of all commercial property owners.
3. Move to approve the Minutes of March 2, 2022. Vote: 3-0. Move: Bruce; Second: Rebecca. Vote: 2-0.
4. Moved to approve the Motor Vehicle Excise Tax Abatements in the amount of \$10,498.50. Move: Rebecca; Second: Bruce. Vote: 2-0.
5. The Board set the next meeting for 6pm on March 21, 2022.
6. Move to adjourn to Executive Session not to return to Regular Session for the purpose of exemption and abatement review and legal strategy. Moved Rebecca, seconded Bruce; Roll call: Neale AYE, Murphy AYE.
7. Adjourned 2:51 PM



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Abatements granted in Executive Session:

Property	Property Record	Original Value	Abated Value	Comment
312 South Road, Unit 2	079-0140	\$234,400	\$204,900	Adjusted based on Inspection
30 Sweetwater Ave.	018-0002	\$742,800	\$655,200	Adjusted based on ATB.
209 Burlington Road	040-0005	\$6,299,800	\$5,815,600	Applying adjustment based on settlement.
213 Burlington Road	040-0004	\$8,745,800	\$8,575,600	Applying adjustment based on settlement.
52-54 Middlesex Turnpike	031-0002	\$5,665,600	\$5,573,900	Applying adjustment based on settlement.
1-3 DeAngelo Road	063-0158	\$857,700	\$806,000	Applying adjustment based on settlement.

Respectfully Submitted,

Rebecca G. Neale, Clerk

Approved by Board: