

Freetown Board of Assessors
Minutes of Monday, March 18, 2024
Virtual Meeting – Zoom.us

Present: Jeff Field was present at the Town Hall. Mike Motta and Paul Sadeck were present via Zoom.

Absent: None.

Call to order: Meeting called to order at 5:15 p.m. All votes taken during this meeting were by roll call.

Approval of Minutes

A motion was made by Mr. Field, seconded by Mr. Motta, to approve the minutes of February 5th, both Open and Executive sessions, but not to release the Executive Session minutes. The motion carried unanimously.

New Business

- ◆ A request was received from Neon Marketplace for an extension of time to file their FY25 Form of List. A motion was made by Mr. Motta, seconded by Mr. Field, to extend the filing deadline to April 1, 2024. The motion carried unanimously.
- ◆ Discussion was held on whether to charge the fine for failing to file Income & Expense forms when they are mailed out. The forms will be mailed April 1st and the deadline to return them is 60 days. Mr. Motta reminded all present that if the property owner fails to file, this can impact any abatement application or Appellate Tax Board case that may arise. A motion was made by Mr. Field, seconded by Mr. Motta, to not assess the fines for this year. The motion carried unanimously.
- ◆ The Assistant Assessor raised the question of how to handle residential properties that are being used solely as short-term rental income properties; whether they should remain at the residential rate, or be changed to mixed-use or commercial. He noted that two homes in Hemlock Point had been identified – one by neighbors, one by research – as falling into this category. Mr. Motta felt they could not be treated as commercial properties since they are residential properties, but suggested that sending an Income & Expense form might be appropriate. This issue will be monitored over time.

Any Other Business Properly Before the Board

No items were taken up under this heading.

Executive Session

A motion was made by Mr. Field, seconded by Mr. Motta, to enter into executive session to comply with the provisions of any general or special law; specifically, to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the government's litigating position, namely, DH-MA Solar 1, LLC vs. Board of Assessors of the Town of Freetown, Bullock Solar 1, LLC vs. Board of Assessors of the Town of Freetown, SunRaise Investments, LLC vs. Board of Assessors of the Town of Freetown, Borrego Solar Systems, Inc. vs. Board of Assessors of the Town of Freetown, and Renewable Energy Alternatives, LLC vs. Board of Assessors of the Town of Freetown; and also, to comply with the provisions of any general or special law; specifically, to discuss Real Estate and Personal Property exemption and/or abatement applications which are not open to public inspection (per M.G.L. Chapter 59, Section 60) and to discuss Returns of Property Held for Charitable Purposes which are not open to public inspection (per M.G.L. Chapter 59, Section 32); and to return to open session afterward. When polled, the members voted as follows: Field – Aye, Motta – Absent, Sadeck – Aye.

Results of Executive Session

Results of decisions made were announced as follows:

One real estate exemption was granted under Chapter 59, Section 5, Clause 18, in the amount of \$800.00.

Meeting Adjourned

A motion was made by Mr. Field, seconded by Mr. Sadeck, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:13 p.m.

This is a True Record by me.

Attest: _____
Assistant Assessor