



TOWN OF FREETOWN

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OFFICE OF
BOARD OF ASSESSORS
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REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
MONDAY, MAY 16, 2016, 5:30 PM

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The meeting was called to order by Chairman Sheila Scaduto at 5:30 PM. In attendance were Ms. Scaduto and Michael Motta. Suzanne Parker was absent. Also in attendance was Karen M. Mello, Asst. Assr.

In Open Session, the Board reviewed and signed excise, real estate abatement and statutory exemption reports for the month of April, 2016 as well as a payroll schedule.

Ms. Scaduto and Mr. Motta briefly discussed the option of closing Open Session for the purpose of considering an abatement to settle an Appellate Tax Board appeal. Discussions of this type are usually conducted in Executive Session. However, both members agreed that because this decision would not compromise the position of the Town in future litigation, there was no need to convene Executive Session.

The Board reviewed the value of a parcel of developable Industrial land located on Copicut Rd. owned by Campanelli Freetown Land, LLC. The property is identified in Assessors records as Map 233 Lot 4. The lot also includes lot 2 and lot 3 with a combined acreage of 79.62 acres.

The Board reviewed a series of emails exchanged between Atty. Jeffrey Blake who is employed by Kopelman and Paige, Town Counsel and Atty. Mark Witkin, who represents the Appellant/owner.

On behalf of Campanelli Freetown Land, LLC, Atty. Witkin filed an appeal against the Town's FY14 and FY15 tax value. 0 Copicut Rd. had a value of \$743,000 for FY15 and \$726,100 for FY14. The reduction of value that the appellant suggested reflects the acknowledgment of the existence of wetlands on the property and the challenges that the wetlands pose to development of this parcel.

The calculation of the abatement for each year would be as follows:

FY14 $\$726,100 - \$700,700 = \$25,400 \times \$19.91 = \$505.71$

FY15 $\$743,000 - \$700,700 = \$42,300 \times \$20.50 = \$867.15$

May 16, 2016 Regular meeting (cont'd)

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Atty. Blake was able to negotiate a concession from the appellant's attorney to withdraw two other cases he has pending on other land owned by Campanelli and waive any interest that would be generated by the abatements. In the instant appeal that would result in a savings to the Town of Freetown of roughly \$150.

Michael Motta pointed out that the reduction of value amounted to 6% and would bring the total depreciation due to wetlands to 20%.

Sheila calculated the resulting value of the Industrial land to be \$6,880 per acre for the excess land and \$172,670 for the 1.61 acre prime site.

Michael Motta made a motion to accept the settlement that had been negotiated and by necessity, Sheila Scaduto seconded it. The vote was unanimous and the motion passed.

In other business, Sheila Scaduto asked Karen if she had asked Paul Kapinos to review the land value of a parcel of land in Assonet Bay Shores. The Board has questions regarding the valuation pricing of certain wetlands. Karen said she would reach out to Mr. Kapinos in the next week.

Having no other business for the evening, the Board moved and voted unanimously to adjourn the meeting at 6:55PM

Respectfully submitted,



Karen M. Mello, Asst. Assr.