

Freetown Board of Assessors
Minutes of Monday, August 9, 2021
Virtual Meeting – Zoom.us

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

Absent: None.

Call to order: Meeting called to order at 3:01 p.m. In conformance with these orders, all votes taken during this meeting were by roll call. The meeting was recorded by Mr. Sadeck.

Approval of Minutes

- A motion was made by Mr. Field, seconded by Mr. Sadeck, to approve the minutes of both the Open and the Executive Session of July 7, 2021, and not release the Executive Session minutes. The motion carried unanimously.
- A motion was made by Mr. Field, seconded by Mr. Sadeck, to approve the minutes of the Open Session for July 26, 2021. The motion carried unanimously.
- The minutes of the Executive Session of July 26, 2021, were not yet available.

Staff Report

The Assistant Assessor had no information to report outside the other agenda items.

Old Business

An update was given on the clerical vacancy; specifically, the necessary warrant article was submitted, including additional funding for health insurance.

One additional person who received a Second Home Personal Property bill reported theirs is not a summer home but a year-round home.

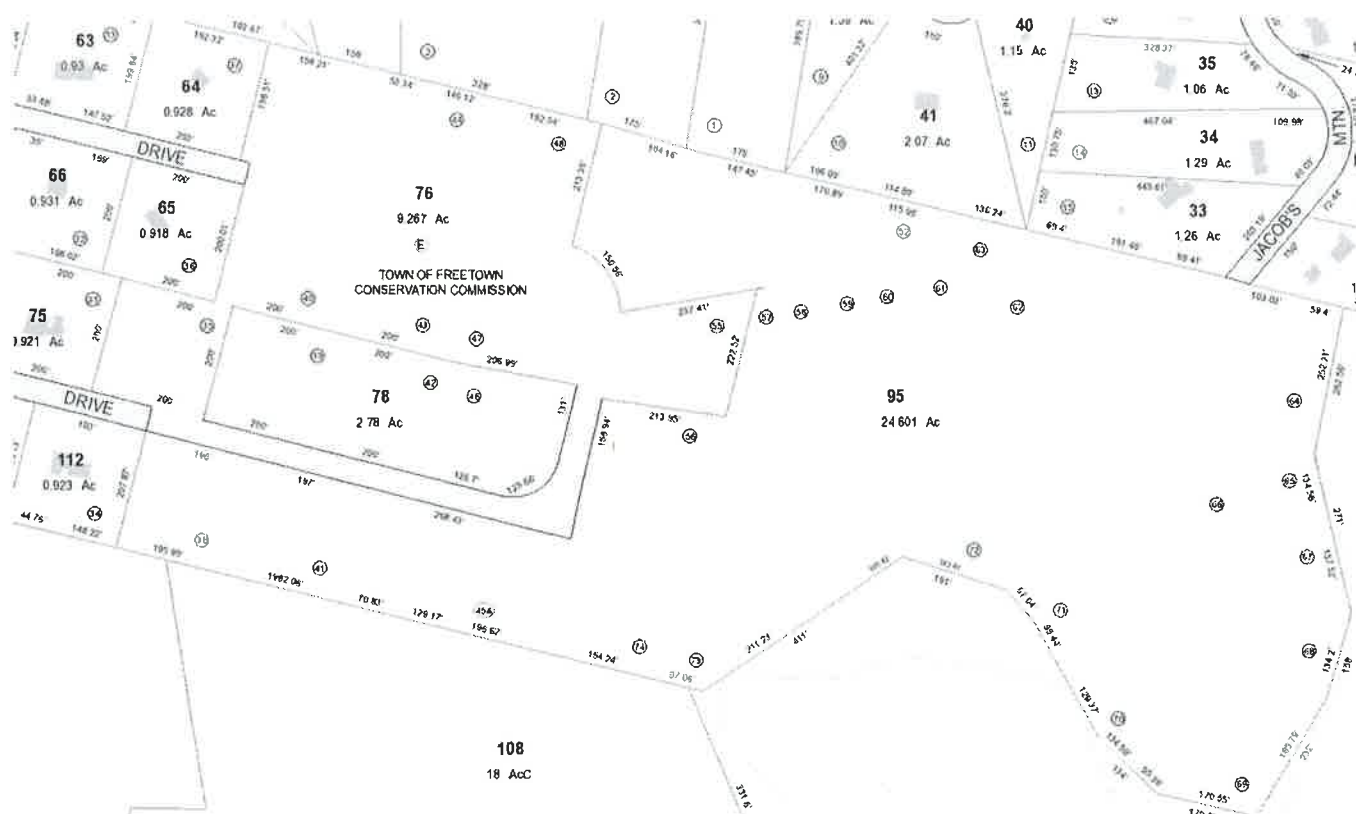
The Assistant Assessor gave a brief recap of the Farm Animal Excise discussions from 2019 and early 2020. A motion was made by Mr. Sadeck, seconded by Mr. Field, to submit a warrant article to abolish the tax. The motion carried unanimously.

New Business

The Assistant Assessor asked the board to discuss an expiration time for certified abutters lists. Some towns have expiration dates, and the question of how long they are good for has come up numerous times. Mr. Sadeck asked for a recommendation, and the Assistant Assessor recommended no less than 90 days and no more than six months. Mr. Field thought six months was fair, but three months (90 days) could be too short. Mr. Motta felt 90 days was appropriate to keep the list fresh and current. A motion was made by Mr. Field, seconded by Mr. Sadeck, for six months. The motion carried unanimously.

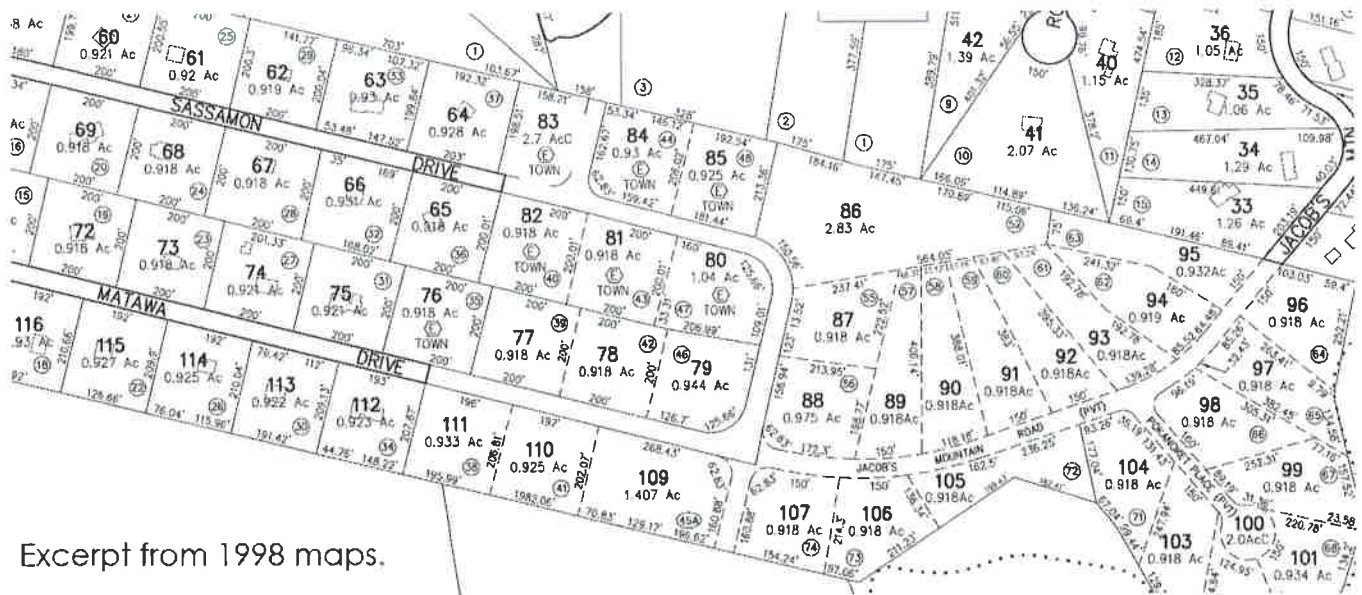
Also under this heading, a letter from David Rosa and Joseph Nacaula was discussed. Messrs. Rosa and Nacaula are requesting that a strip of land, approximately 40 feet in width, to the south and southeast of Lot 78 on Map 210 be removed from Lot 76 and returned to/made part of Lot 78. The Assessors checked to see if either Mr.

Rosa or Mr. Nacaula was joining the meeting or in the virtual waiting room, but neither appeared. [Note: Mr. Rosa phoned at 5:00 p.m., having mistakenly believed the meeting was at 5:00 rather than 3:00.]



The Assistant Assessor gave a brief history of the situation and of Mr. Rosa's visits and request. The gentlemen own lots 78 and 95, which are both land remaining from an incomplete subdivision. The subdivision formerly included land now shown as Lot 76, which the Town foreclosed on for nonpayment of real estate taxes and subsequently (approximately 15 years later) conveyed via Town Meeting to the Conservation Commission. Mr. Rosa contends that the 40-foot-wide area to the south and southeast of Lot 78, which has the appearance of having at one time been a portion of Matawa Drive and possibly Sassamon Drive, should not have been included in the taking and the foreclosure, and that a prior owner (his uncle, Gerald Nacaula) was not properly noticed of the proceedings. The area in question was formerly displayed on Map 210 as a portion of Lot 83. [See depiction, next page.]

Mr. Sadeck, speaking from his experience as retired Treasurer, stated the Land Court undertakes due diligence before proceeding to foreclosure. Mr. Motta stated that regardless, the Board of Assessors is not the proper venue for this request. Mr. Field asked if this related to Mr. Rosa's previous visit (late 2019 or early 2020), and the Assistant Assessor stated that visit involved some of the same land but not for the same purpose. Mr. Motta discussed a letter to be sent. Consensus was that the letter state simply that the Board of Assessors does not have the authority to grant Mr. Rosa's and Mr. Nacaula's request. A motion was made by Mr. Sadeck, seconded by Mr. Field, to send the letter. The motion carried unanimously.



Excerpt from 1998 maps.

Any Other Business Properly Before the Board

No items were taken up under this heading.

Executive Session

No items were taken up under this heading.

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 3:27 p.m.

This is a True Record by me.

Attest: _____

Assistant Assessor