

Freetown Board of Assessors
Minutes of Monday, March 27, 2023
Virtual Meeting – Zoom.us

2023 APR 13 PM 2: 53

Present: Jeff Field and Mike Motta 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. The meeting was recorded by Mr. Sadeck.

All votes taken during this meeting were by roll call.

Approval of Minutes

A motion was made by Mr. Motta, seconded by Mr. Sadeck, to approve the minutes of March 13, 2023, both Open and Executive sessions, but not to release the Executive Session minutes. The motion carried unanimously.

Old Business

- ♦ Brief discussion was held on future meeting dates and times should the virtual meetings provisions not be extended. Wednesdays at 4:30 were settled on as the date and time with the greatest availability.

New Business

- ♦ Discussion on the "Solar PILOT Guidelines" was taken up briefly. The first hurdle will be to see if the PILOT agreements currently negotiated are approved at the spring town meetings; if they are, we can work on publishing these guidelines knowing they carry some weight. Mr. Motta will discuss some of the provisions with Atty. Matt Thomas for additional input.

Any Other Business Properly Before the Board

Deanna Hayes has been scanning the old ACONE assessment cards to create digital copies in case of fire, etc. These cards are also being reviewed to add additional information to the pkValuation cards, particularly the construction dates for additions in the 1980s and 1990s. Not all of these details were carried over in the switch from paper to digital. One unintended consequence has been that property values have increased in situations where an addition was significantly newer or larger than the original structure.

Executive Session

A motion was made by Mr. Motta, seconded by Mr. Sadeck, to enter into executive session to comply with the provisions of any general or special law; specifically, 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); 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 also, to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the government's litigating position, namely Marie's Way Solar 1, LLC vs. Board of Assessors of the Town of Freetown, Braley Road Solar 4, LLC vs. Board of Assessors of the Town of Freetown, and DH-MA Solar Owner 1, LLC v. Freetown (107 Chace Road and 164 Quanapoag Road); and to return to open session afterward. When polled, the members voted as follows: Field – Aye, Motta – Aye, Sadeck – Aye.

Results of Executive Session

Results of decisions made were announced as follows:

#012	PP-MILLER-0	Granted.
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#024	30 Washburn Road, East Freetown	Denied.
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Meeting Adjourned

A motion was made by Mr. Sadeck, seconded by Mr. Field, to adjourn. The motion carried unanimously, and the meeting was adjourned at 3:46 p.m.

This is a True Record by me.

Attest: _____
Assistant Assessor