

Freetown Board of Assessors
Minutes of Wednesday, May 3, 2023
Virtual Meeting – Zoom.us

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2023 MAY 24 PM 3:50

Present: Jeff Field was present via Zoom. Paul Sadeck was present at the Town Hall.

Absent: Mike Motta.

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

Minutes of the previous meeting were not available at this time.

Old Business

The Assistant Assessor reported back on the matter of the address for 100-A Middleboro Road. Several offices within the Town Hall and town government preferred that the address be changed to 24 Lang Road as previously planned, while others did not have an opinion either way. The Fire Department was the most firm in preferring that the address be changed, as they had concerns over locating the home in an emergency. The homeowner was consulted and understood these concerns, and also understood that the other two addresses in question would not be similarly changed back; he still preferred to remain 100-A Middleboro Road. The E911 office was asked for an opinion, but did not offer one. After brief discussion, a motion was made by Mr. Field, seconded by Mr. Sadeck, to allow the residents at 100-A Middleboro Road to retain that address until the next sale of the home. The motion carried unanimously.

New Business

- ♦ The Assistant Assessor provided the list of parcels with unknown owners for the Board of Assessors to take its annual vote to assess these properties to "Owners Unknown". Most are in Bolton Cedar Swamp and surrounded by property owned by Acushnet Saw Mills.

Mr. Sadeck asked if the parcels are landlocked, and the maps were reviewed to show all lots are landlocked. Some in Bolton Cedar Swamp come very close to County Road but do not quite make it there. The Tax Title process was also discussed; the Town does not lose the taxes for these properties, it either takes and sells the properties or identifies the owners and revises the assessments to be in the correct names.

A motion was made by Mr. Field, seconded by Mr. Sadeck, to assess the following parcels to "Owners Unknown" for Fiscal Year 2024: Lots 48 and 50 on Map 242; Lots 1, 7, and 12 on Map 246; and Lot 42.01 on Map 252. The motion carried unanimously.

- ♦ The Assistant Assessor reported he had begun talks with Coppola & Coppola, the firm used by the Treasurer/Collector for Tax Title processes, about obtaining title exams to try and determine the owners of these parcels. Since they will eventually be the problem of that department and a title search would be

conducted anyhow during the foreclosure process, this seemed advisable. The cost to determine ownership can then be assessed against the parcels as a lien.

Any Other Business Properly Before the Board

- ♦ Mr. Motta had sent word that he would not be available for daytime meetings for the foreseeable future. After discussion, it was agreed to hold the next meeting on Tuesday, May 23rd, at 5:30 p.m.
- ♦ Brief discussion was held on a Chace Road property. The Board of Assessors previously received information that a business was operating at the location and the former Building Commissioner, Jeff Chandler, had determined no business was operating there. Both the Assistant Assessor and Mr. Sadeck had again received information about a business operating at the location, and so the Building Department will be consulted and asked to investigate again.

Executive Session

A motion was made by Mr. Field, 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) 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:

#007	18 USRV Way, Assonet	Deemed denied.
#008	20 Algonquin, East Freetown	Deemed denied.
#009	15 Boxberry Lane, East Freetown	Deemed denied.

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 3:45 p.m.

This is a True Record by me.

Attest: _____
Assistant Assessor