



## TOWN OF FREETOWN

OFFICE OF  
**BOARD OF ASSESSORS**  
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2018 JUL 30 AM 10:57  
*J. Brown*

REGULAR MEETING OF THE BOARD OF ASSESSORS  
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS  
TUESDAY, APRIL 18, 2017, 5:30 PM

The meeting was called to order by Chairman, Sheila Scaduto. Michael Motta and Suzanne Parker were in attendance as well as Asst. Assr., Karen Mello.

The Board reviewed and signed a Payroll and a Bill Schedule.

Sheila Scaduto called for a motion to suspend Open Session and convene in Executive Session for the purpose of reviewing and possibly rendering decisions on certain FY2017 Abatement Applications as allowed under the provisions of MGL Chapter 30A Sec. 21a #6 (To consider the ...value of real estate, where an open meeting may have a detrimental effect on the negotiating position of the Town), and stated that the meeting would re-open in Open Session to read any decisions made by the Board into the Public Record. Mike Motta made the motion, which was seconded by Suzanne Parker. On the roll call vote Sheila voted yes, Michael voted yes and Suzanne voted yes.

In Executive Session, the first application reviewed was #5, 37 Braley Rd.

The Board reviewed the application and an assertion that the land was almost totally wet and therefore unbuildable. Karen advised the Board that her conversation with the Conservation Commission that the owner was correct and that the property is essentially unbuildable. The Chairman suggested a 70% reduction in value which results in a \$100,000 abatement of value. Mike made the motion to abate \$100K value and Sue seconded the motion. The vote was 3-0 in favor of reducing the value in the amount specified.

The Board next reviewed #11, #12A, #12B, #13 and #27.

All these properties belong to Assonet Bay Shores Association. The Association contends it is exemption from taxation because it has 501-c-3 status at the Federal Level. Karen advised the Board that the organization did not meet the qualifications for a charitable entity and therefore were not exempt from taxation. She told the Board she had put a query out on the Assessors Association Bulletin Board and had received responses from several Towns that has had the same issues arise. She also got confirmation from the Department of Revenue that all the above mentioned lots were taxable. The Board voted to deny all 5 applications with a 3-0 vote.

The Board also reviewed application #14 for property at 11 Leonard Av.

The Board had inspected the property at the end of March. Consensus of the Board was that the property is average to the neighborhood, adequately maintained and has no glaring impediments to value. Suzanne stated she could not identify any conditions or factors that would warrant an abatement.

REGULAR MEETING OF THE BOARD OF ASSESSORS

MONDAY, APRIL 18, 2017, 5:30 PM (cont'd)

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Michael Motta motioned to deny the application. The motion was seconded by Suzanne Parker. Sheila Scaduto called for the vote which resulted in a 3-0 vote to deny the application.

The applications of Braley Rd. Solar 4 #20A and #20B for abatement of value, or rather a PILOT Agreement for land at 23 and 23-Rear Braley Rd. were reviewed. The Board feels the mandate of the Town Meeting floor in 2012 tells us we don't negotiate PILOT's and that the Town expects each owner to pay his fair share of taxes. The Board voted 3-0 to Deny the application. Each of the three members voted No to abatement.

The final item discussed this evening was #25 139 Dr. Braley Rd.

This lot is bisected by the joint Town Line with Rochester, MA. A majority of the land area that lies in Freetown is considered wetland. However, the well is located on this portion of the lot. The Board consulted with the Assessor in Rochester and determined that based on the price of a prime lot in Freetown or Rochester that the value of this section of land was overvalued by approximately 50%. Michael Motta made a motion to reduce the value by 50% Suzanne Parker seconded the motion and the Board voted to grant 50% reduction or \$75,000. Sheila Scaduto, Suzanne Parker and Michael Motta all voted Yes to grant the abatement.

At the conclusion of deliberations, the Chairman closed the Executive Session and recalled the Open Session. The results are reported as such:

#5	37 Braley Rd.	Granted
#11	Causeway Rd.	Deny
#12A	62 Assonet Blvd.	Deny
#12B	Beach/Marshland	Deny
#13	0 Assonet Blvd.	Deny
#27	0 Cliff Dr.	Deny
#14	11 Leonard Av.	Deny
#20A	23 Braley Rd.	Deny
#20B	23 Rear Braley Rd.	Deny
#25	139 Dr. Braley Rd.	Granted

The meeting adjourned at 6:30PM.

Respectfully Submitted,

*Karen M Mello*

Karen M. Mello, Asst. Assr.