

Freetown Board of Assessors
Minutes of Wednesday, November 6, 2019
Town Hall – Assonet, Mass.

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Present: Mike Motta, Sue Parker, and Jeff Field.

Guests: Ellen Blanchard (consultant), Moira Roach

Call to order: Mike Motta called the meeting to order at 5:35 p.m.

Approval of Minutes

A motion was made by Mr. Field, seconded by Mrs. Parker, to approve the minutes of October 16, 2019. The motion carried unanimously. A motion was made by Mrs. Parker, seconded by Mr. Field, to approve the minutes of the October 16, 2019 executive session. The motion carried unanimously.

Report of Consultant

Moira Roach appeared on behalf of Paul Kapinos to discuss the proposed values for fiscal year 2021. She stated there were higher increases in residential properties and vacant land than in commercial and industrial properties. The small number of sales required reviewing residential sales for 2018, but commercial and industrial sales for 2017 and 2018 to meet state thresholds.

Mr. Kapinos asked her to specifically address two increases, which he is confident are accurate and defensible:

- Stop & Shop will increase by approximately \$27.7 million, due to a change in the TIF rate from 35% to 1%.
- The medical marijuana facility is assessed at its complete value, approximately \$7.8 million.

Mrs. Parker asked what the next steps would be. Mrs. Blanchard replied that PK will put the values and information into the DLS Gateway system. Mr. Motta asked the timeline, and Ms. Roach replied within the next few days.

Ms. Roach pointed out the number of changes from properties classified as 1010 (single-family homes) to class 0130 (mixed residential/commercial). Discussion followed as to what triggers this change, and the practices followed in Freetown versus other towns. The consensus of the board was to maintain the current practices.

Mrs. Blanchard raised the issue of field visits to properties that have recently sold. The board and clerk were under the impression that PK completes this work; Ms. Roach stated they do not. Mrs. Blanchard stressed the post-sale field work as important.

Mrs. Blanchard also discussed a problem that had arisen with procurement; specifically, Karen Mello had not been familiar with CommBuys and had not used it in procuring a service. A solution is being worked on.

Finally, a message was relayed from Town Administrator Dave DeManche asking about the status of personnel issues in the office. The board agreed to discuss staffing options at their meeting on November 19th.

Report of Clerk

Mr. Motta, as chairman, agreed to serve on the TIF Board. Discussion on signing of bills and payrolls was continued to the next meeting.

Motor Vehicle or Boat Excise Abatements

Abatement reports for October were signed.

Statutory Exemptions

Signature requirements for statutory exemptions were reviewed.

Real Estate or Personal Property Abatements

No abatements have been recently applied for or granted.

Other Business

A letter was signed acknowledging a temporary \$1.00 per hour raise for the clerk as provided in the contract.


Executive Session

As no new information was available, no executive session was held.

Meeting Adjourned

A motion was made by Mrs. Parker, seconded by Mr. Field, to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:41 p.m.

This is a True Record by me.

Attest: 
Senior Clerk