

Freetown Board of Assessors
Minutes of Monday, March 13, 2023
Virtual Meeting – Zoom.us

2023 MAR 28 AM 9:25

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 3:30 p.m. The meeting was recorded by Mr. Sadeck.

All votes taken during this meeting were by roll call.

Executive Session

A motion was made by Mr. Sadeck, seconded by Mr. Field, 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 – Absent, Sadeck – Aye.

Results of Executive Session

Results of decisions made were announced as follows:

#022	2 County Road, East Freetown	Granted.
#023	28 Ledgeview Drive, Assonet	Granted.
#017	53 Lakeview Lane, East Freetown	Granted.

Approval of Minutes

A motion was made by Mr. Field, seconded by Mr. Sadeck, to approve the minutes of February 14, 2023, both Open and Executive sessions, but not to release the Executive Session minutes. The motion carried unanimously.

Old Business

- ♦ The Assistant Assessor gave an update on the migration to having Forms of List filed electronically. Most businesses have complied without complaint; a few are still resisting, and the large accounting firms are still submitting paper and having to be prompted to e-mail. With a couple of exceptions for circumstances, we should have no problem requiring electronic-only for FY25 (January 2024).

- ♦ Two requests were received for extensions of time to file the Form of List, one from Neon Marketplace (36 Innovation Way) requesting an extension to April 1st and the other from George Miller (23 Point of Pines) requesting an extension to March 6th. A motion was made by Mr. Sadeck, seconded by Mr. Field, to approve both requests. The motion carried unanimously.
- ♦ Brief discussion was held on meeting days for if/when the virtual meetings allowance ends, currently scheduled for March 31st. Mondays and Wednesdays were the front-runners.

New Business

- ♦ Discussion on the "Solar PILOT Guidelines" was continued to the next meeting.
- ♦ The Assistant Assessor discussed the RFP process for revaluation/recertification. Our current contract with pkValuation Group ends on June 30th. Kim Fales had recommended that we explore a five-year RFP rather than a three-year RFP so that future contracts would align with the DOR recertification schedule. This is the ideal year to make that change since FY24 begins both the new agreement and the new cycle. A motion was made by Mr. Field, seconded by Mr. Sadeck, to pursue a five-year RFP. The motion carried unanimously.

Any Other Business Properly Before the Board

No items were taken up under this heading.

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 4:36 p.m.

This is a True Record by me.

Attest: _____
Assistant Assessor