

**Freetown Board of Assessors**  
Minutes of Tuesday, May 23, 2023  
Virtual Meeting – Zoom.us

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

**Absent:** Mike Motta.

**Call to order:** Meeting called to order at 5:30 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. Field, seconded by Mr. Sadeck, to enter into executive session to comply with the provisions of any general or special law; specifically, 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.

The meeting returned to Open Session at 5:45 p.m.

**Approval of Minutes**

A motion was made by Mr. Sadeck, seconded by Mr. Field, to approve the minutes of April 12, 2023, and May 3, 2023, both Open and Executive sessions, but not to release the Executive Session minutes. The motion carried unanimously.

**Old Business**

Discussion was held on the quote received from Dave Coppola for title exam for the "Owners Unknown" parcels. At approximately \$5,000 each given the circumstances of the parcels, the members present did not feel the exam was worth the cost. Mr. Sadeck added that the Treasurer does not have to foreclose on these properties; the title exam only becomes necessary if foreclosure is pursued.

**New Business**

- ♦ A general reminder was given that the Annual and Special town meetings would be held Monday, June 5, 2023, beginning at 7:00 p.m.
- ♦ A motion was made by Mr. Field, seconded by Mr. Sadeck, to reappoint the Assistant Assessor for the year beginning July 1, 2023. The motion carried unanimously.
- ♦ Brief discussion was held on M.G.L. Chapter 59, Section 5, clauses 17E and 41D. These clauses would allow adjustments to qualifications under clauses 17D and 41C, respectively, as determined annually by the Department of Revenue. The Assistant Assessor stated Mr. Motta had raised this issue in or around 2020,

but with all that was going on at the time, the subject was not well understood and it was never followed up on. It was acknowledged that it was unfortunate that this was not pursued many years ago and that the starting point for our yearly adjustments would be so low, but at least starting to adjust now would benefit residents in the future. A motion was made by Mr. Field, seconded by Mr. Sadeck, to submit articles for the acceptance of these clauses for the next available town meeting warrant. The motion carried unanimously.

#### **Any Other Business Properly Before the Board**

- ♦ Discussion was held on an updated forestry plan that was submitted, and the circuitous route it took to arrive in the office. On consensus, the plan was deemed to have arrived on time as it appeared from all available evidence not to have been the fault of the homeowners that its arrival was tardy.

#### **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 6:00 p.m.

This is a True Record by me.

Attest: \_\_\_\_\_  
Assistant Assessor