

Board of Assessors Minutes
Tuesday, March 10, 2020 at 4:30 p.m.
Town Hall, Assessors Conference Room, 60 Center Square
East Longmeadow, Massachusetts 01028

Present: Martin Grudgen, Chairman; Marilyn Ghedini, Assessor; J. William Johnston, Clerk of the Board and Diane L. Bishop, Director of Assessing

Mr. Grudgen called the meeting to order at 4:30 p.m. It was noted this meeting is being taped by ELCAT, 180 Maple Street, East Longmeadow. This office will tape this meeting in its entirety for the purposes of the minutes in accordance with MGL, Chapter 30A, Section 20.

Meeting Minutes: Mr. Johnston reviewed the minutes from the meeting of February 18, 2020 and found them to be in order as to form and content and moved they be approved. Mr. Johnston also reviewed the amended minutes from the meeting of January 28, 2020 and moved they be approved. Ms. Ghedini seconded. Motion passed 3-0.

Administrative:

Warrants: The board reviewed and signed the following warrants:

- FY 2020 Supplemental Real Estate Warrant
- FY 2020 Supplemental CPA Surcharge Warrant

Reports: The board reviewed and signed when needed the following monthly reports:

- Motor Vehicle Abatement Report (2015, 2016, 2018, 2019, 2020)
- FY20 Real Estate Abatement Report
- FY20 Real Estate Exemption Report
- LA-3 Sales Report (February): Ms. Ghedini noted there were many family transactions. Ms. Bishop asked the board if they had any information on a vacant land sale with Chairman Grudgen stating there will be another transfer on this same property shortly if it hasn't already happened. Grudgen also stated we will be seeing a lot of vacant land sales coming and the reason there are not a lot of sales is because there are not a lot of listings.
- Building Permit Report (February): There was one new dwelling permit in a newer sub-division which is anticipated to have 20 new homes.
- Director's Report:
 - Excise Tax Bills: Ms. Bishop reminded the taxpayers the excise bills are due tomorrow March 11th.
 - Annual Town Report: Ms. Bishop provided a copy of the 2019 Annual Town Report with a narrative page and the required documents such as the approved four-page Recap, LA-4, listing of all tax-exempt parcels, historical 5 year tax rate.
 - Upcoming events include the Dedication of the Town Clerk's portrait on March 11th and the Opening of the new EL Skilled Nursing Center on March 18th. Chairman Grudgen and Ms. Ghedini will attend this event.

Mr. Grudgen made a motion to go into executive session to review Motor Vehicle Excise Abatement applications; FY20 Real Estate Statutory Exemptions; FY 20 Real Estate Abatements; Valuations; Chapterland applications and ATB Updates to return to open session to record any votes if needed and adjourn. The following roll call was taken. Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes.

The board returned to open session at 6:40 p.m.

Votes of the Board of Assessors:

The following is the vote of the Board of Assessors for all Motor Vehicle Abatements and Exemptions put before them:

#	Year	Bill #	Name	Ab / Ex	Vote /Date	BOA Action
1	2019	15474	Khan Akif	Abatement	3/10/2020	Denied
2	2020	Farm Plate	Burney	Exemption	3/10/2020	Granted
3	2020	Farm Plate	Bilton	Exemption	3/10/2020	Granted

The following is the vote of the Board of Assessors for all FY21 Chapterland application put before them:

Parcel	Location	Owner	Acres	Chapter	BOA Action
91-1-B	Parker St	Burney	32.97	61A	Granted
91-1-B1	Parker St	Burney	.611	61A	Granted

The following is the vote of the Board of Assessors for all Real Estate Statutory Exemptions put before them:

#	Parcel ID #	Location	Abt/Exemption	Clause	Vote /Date	BOA Action
1	3-112-2	223 Braeburn Rd	Exemption	22	3/10/2020	Denied
2	95-9-2	8 Ainslie Dr	Exemption	17D	3/10/2020	Granted
3	82-3A-F	110 Somersville Rd	Exemption	22	3/10/2020	Granted
4	57-10-36	25 Meadowlark Dr	Exemption	22	3/10/2020	Granted
5	28-72-7	70 Westernview Cir	Exemption	22	3/10/2020	Granted
6	63-22-4	49 Fernwood Dr	Exemption	22	3/10/2020	Granted
7	34-48-31	11 Albano Dr	Exemption	22	3/10/2020	Granted
8	7-76-66	5 Harris Dr	Exemption	41C	3/10/2020	Granted
9	4A-26-236	100 Smith Ave	Exemption	22	3/10/2020	Granted
10	3B-100-0	44 Worthy St	Exemption	22E	3/10/2020	Granted
11	16-3-12	55 Savoy Ave	Exemption	22	3/10/2020	Granted
12	6-63-20	93 Barrie Rd	Exemption	22	3/10/2020	Granted
13	2A-53-A	107 Gerrard Ave	Exemption	22	3/10/2020	Granted
14	92-18-10	29 Parker St	Exemption	22	3/10/2020	Granted
15	31-18-8	5 Darmouth Rd	Abatement		3/10/2020	Denied
16	24-28-73	34 Anne St	Abatement		3/10/2020	Denied
17	9-12-19	245 Benton Dr	Abatement		3/10/2020	Denied
18	31-19-9	15 Dartmouth Rd	Abatement		3/10/2020	Denied
19	94-35-51	63 Scantic Rd	Abatement		3/10/2020	Denied
20	6-136-M	15 Lessard Cr	Abatement		3/10/2020	Granted

21	43-46-1	20 Devonshire Tr	Abatement		3/10/2020	Granted
22	23-26-85	3 Shawmut St	Abatement		3/10/2020	Granted
23	85-52-3	14 Holland Dr	Abatement		3/10/2020	Granted
24	61-59-29	15 Marci Av	Abatement		3/10/2020	Granted
25	63-29-3	144 Stonehill Rd	Abatement		3/10/2020	Granted
26	2A-64-573	13-15 Gerrard Av	Abatement		3/10/2020	Granted
27	15-77-42	29 Fifth St	Abatement		3/10/2020	Granted

Revised Crumbling Foundation Policy: The Board of Assessors as part of their FY20 abatement review revised the Crumbling Foundation Policy. This revision is due to updated research inclusive the recent Study submitted to the House and Senate on December 31, 2109 mirroring the State of Connecticut's policy and the availability of core sample testing and reimbursements through the Commonwealth. The revised policy inclusive of the depreciation schedule will be effective beginning fiscal year 2020 as voted 3-0 by the Board of Assessors. See attachment.

The next scheduled meeting of the Board of Assessors will be Tuesday, March 31, 2020 at 4:30 p.m. at Town Hall, Assessors Conference Room, 60 Center Square, East Longmeadow, MA.

Mr. Grudgen made a motion to adjourn. Ms. Ghedini seconded. Motion passed 3-0.

Meeting adjourned at 6:45 p.m.

Respectfully Submitted,

J.W. Johnston
Clerk of the Board

Documents Reviewed: Minutes; Warrants (2); MVE Abatement Report; FY20 RE Exemption Report; FY20 Abatement Report; LA-3 Sales Report; Building Permit Report; Directors Report; Motor Vehicle Abatement-Exemption applications; FY 20 Statutory Exemptions; FY 20 Real Estate Abatement Applications; FY21 Chapterland Applications

Policy for Crumbling Foundations Due to the Presence of Pyrrhotite

The Board of Assessors voted 3-0 at their meeting on March 10, 2020 to revise the Crumbling Foundation Policy in order to follow a standard protocol for consistency for all taxpayers who have a crumbling foundation issue due the presence of pyrrhotite.

1. The taxpayer must submit a Crumbling Foundation Application in order to request a valuation adjustment. (Depending on the timing of the request, it may also be necessary to file an abatement application if assessments were already approved by DOR for the fiscal year). The Crumbling Foundation Application form is available on the Assessors web page under forms.
2. Within 30 days of receipt of an application, the Board of Assessors will schedule an appointment to inspect the interior and exterior foundation of the property for documentation and include photographs of the foundation for a baseline.
3. Each application should have core sample results by a certified concrete testing lab as the board will not accept a visual inspection as sole proof.

In order to be consistent for all taxpayers who have crumbling foundations due to the presence of pyrrhotite, the board has agreed to the following depreciation schedule, due to the lack of home sales that have this problem to establish market data:

- Level A (documented to be “defective”-no sign of problems), 20% (requires a petrographic analysis to establish the problem actually exists)
- Level B (minor degradation-no repair required), 60%
- Level C (minor to moderate degradation-repair suggested/recommended), 75%
- Level D (moderate to severe degradation-significant repairs required) 90%
- Level E (severe degradation- imminent threat of failure), 100%

If the Board of Assessors and taxpayer disagree to the level of degradation, the taxpayer has the right to provide a licensed professional engineer’s (PE) expert opinion as additional documentation. This expert opinion should be based on education, observation and prior experience in this type of issue.

This depreciation will be applied to the building value. This assessment will be valid for five years but the homeowner may request a reassessment based on changes or advancement of the problem. The Board of Assessors will reevaluate the five year period if or when more information to remediate becomes available.

This policy supersedes the prior policy voted by the Board of Assessors on April 3, 2018.

Martin J. Grudgen, Chair
J. W. Johnston, Clerk of the Board
Marilyn Ghedini, Assessor