

Board of Assessors Minutes
Tuesday, April 16, 2019 at 4:00 p.m.
Town Hall, Assessors Conference Room, 60 Center Square
East Longmeadow, Massachusetts 01028

Present: Martin J. 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 4:00 p.m. It was noted the opening of this meeting will not be taped by ELCAT. The remainder of the open session will be recorded by ELCAT, 180 Maple Street, East Longmeadow. This office will tape the 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 March 19, 2019 found them to be in order as to form and content and moved they be approved. Ms. Ghedini seconded. Motion passed 3-0.

Board Reorganization: A motion was made for Mr. Martin Grudgen to remain as Chairman and Mr. J. W. Johnston to remain as Clerk of the Board. Ms. Ghedini seconded. Motion passed 3-0.

Mr. Grudgen made a motion to go into executive session to review Motor Vehicle Excise Abatement applications; FY2019 Exemption applications; FY19 Abatement applications and FY18 ATB Notice of Hearing for Appeals and will to return to open session to record our votes and continue with the open session agenda. The following roll call was taken. Mr. Johnston, Yes; Ms. Ghedini, Yes, Mr. Grudgen, Yes.

The board returned to open session at 4:30 p.m.

Administrative:

- **Warrants:** The board reviewed and signed the following:
 - 2019 Motor Vehicle Excise Warrant- Commitment #2
 - Apportioned Betterment Payment in Full Warrant-Revised
- **Reports:** The board reviewed and signed when needed the following monthly reports:
 - Monthly Motor Vehicle Excise Abatement Report- February (2016, 2017, 2018, 2019)
 - FY19 Monthly Real Estate Exemption Report- March
 - FY19 Monthly Real Estate Abatement Report- March
 - Notice to Accounting
 - LA-3 Sales Report (March)
 - Building Permit Report (March)
 - Director's Update:
 - DOR/DLS –A Local Finance Opinion (LFO) was issued regarding evolving court decisions on utility properties and the appropriate method of valuing these types of properties. Ms. Bishop asked the board members to review this LFO with the understanding it will be discussed at an upcoming meeting. Ms. Bishop will need the Assessors direction regarding the methodology to be used for FY2020 and beyond.
 - MAAO-Legislative Agenda 2019-2020: Ms. Bishop provided the board members a copy of the MAAO Legislative agenda. If legislation is updated it will take many of the gray areas out of the laws.
 - HHCAA-Course 6-Keri-Ann will be attending this Course to be held on April 25th, 26th, May 2nd, 3rd, and 10th.
 - Local Assessment Workshop for Certification: The Bureau of Local Assessment will be hosting a webinar tomorrow for any new requirements for the upcoming FY2020 Interim Adjustment Certification of Values.
 - Vision Version 8 Upgrade: Vision is now hosting webinars and educational programs which I have been attending. There is a list of issues or bugs I have discovered but they are working hard to rectify them. The latest version Vision 8.0.8 will be release sometime next week to deal with many of the issues.

Classified Agricultural Tax Lien- Parker Street-Valonen (91-1-B): The board reviewed and signed the Classified Agricultural Tax Lien for this newly configured property.

FY2020 FVAC Recommended Values: The Farmland Valuation Commission has adopted a range of recommended agricultural, horticultural and forest land use values for FY2020. Ms. Bishop stated historically the Board of Assessors has voted to adopt the average rating under the Productivity Based on Dominate Soil Rating. A motion was made to adopt the “average” soil rating for FY2020. Ms. Ghedini seconded. Motion passed 3-0.

HHCAA Spring Seminar-May 16, 2019: Ms. Bishop shared information on the upcoming Spring seminar. If any board member has a desire to go, please let Ms. Bishop know as soon as possible.

The following is the vote of the Board of Assessors for a Motor Vehicle Excise Abatement put before them:

Year	Bill#	Name	BOA Action
2018	1762	CAB EAST LLC	Denied
2018	6555	HYUNDAI LEASE TITLING TRUST	Denied

The following list is the votes of the Board of Assessors on all FY19 Abatement & Exemption applications put before them:

	Parcel ID or Acct #	Location	Abt/Exemption	Clause	Vote /Date	Decision
1	67-2-A	54 Pease Rd	RE Abatement		3/19/19	Granted
2	67-14-1	50 Pease Rd	RE Abatement		3/19/19	Granted
3	15B-41-C	73 Newbury Av	RE Abatement		3/19/19	Denied
4	86-34-13	62 Millbrook Dr	RE Exemption	41C	3/19/19	Granted
5	28-72-7	70 Westernview Cr	RE Exemption	22	3/19/19	Granted
6	46-6-13	4 Theresa St	RE Exemption	22	3/19/19	Granted
7	4-70-25	42 Cooley Av	RE Exemption	22	3/19/19	Granted
8	63-22-4	49 Fernwood Dr	RE Exemption	22	3/19/19	Granted
9	25-111-7	145 Elm St	RE Exemption	22	3/19/19	Granted
10	12B-47-17	63 Thompkins Av	RE Exemption	41C	3/19/19	Granted
11	27-48-6	21 White Av	RE Exemption	22	3/19/19	Granted
12	84-33-55	46 Sutton Pl	RE Exemption	22	3/19/19	Granted
13	48-80-49	214 Mountainview Rd	RE Exemption	41C	3/19/19	Granted
14	85-47-8	34 Holland Dr	RE Exemption	22	3/19/19	Granted
15	60-22-D	14 Rural Ln	RE Exemption	22	3/19/19	Granted
16	16-3-12	55 Savoy Av	RE Exemption	22	3/19/19	Granted
17	34-57-40	15 Lynwood Rd	RE Exemption	41C	3/19/19	Granted
18	1B-37-2A	3 Hazelhurst Av	RE Exemption	22	3/19/19	Granted
19	6-115-0	282 Maple St	RE Exemption	41C	3/19/19	Denied

The next scheduled meeting of the Board of Assessors will be Tuesday, April 30, 2019 at 4:30 p.m.

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

Meeting adjourned at 5:00 p.m.

Respectfully Submitted,

J.W. Johnston
Clerk of the Board

Documents Reviewed: Minutes; Motor Vehicle Commitment 2; Apportioned Betterment-Payment in Full Warrant (revised); Monthly MVE Abatement Report; Monthly RE Exemption Report; Monthly RE Abatement Report; Notice to Accountant; LA-3 Sales Report; Building Permit Report; Directors Update; Classified Agricultural Land Tax Lien; FY2020 FVAC Values; HHCAA Seminar Notice; MVE Abatements; FY19 Exemption Applications; FY19 Abatement Applications and ATB Hearing Notices.