

BOARD OF ASSESSORS MINUTES
REMOTE PARTICIPATION MEETING

March 25, 2021

Assessors Present via Video-Conference: Lawrence Rubin, Carolyn Reed, Michael Zeller
Also Present via Video -Conference: Jessica Guerra, Principal Assessor
John Ryan, 73 Maple Rd
Lawrence Goldberg, 159 Redfern Drive
Halei Zhu, 124 Longfellow Drive

A motion was made to call the meeting to order at about 5:00 pm by Ms. Reed. The motion was seconded by Mr. Zeller. A roll call vote was taken on the motion Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – Yes.

Public Comment

- John Ryan of 73 Maple Rd questioned why his assessed value increased 19% over the previous year. He stated that the house is in need of many repairs. Mr. Rubin asked if he submitted an abatement application. Mr. Ryan confirmed he did submit an abatement and Jessica performed an inspection.
- Halei Zhu of 124 Longfellow Dr explained that she only has three fireplaces, not four, as stated on the property card. She indicated that Jessica performed a virtual inspection a few weeks ago. Mr. Rubin indicated the Board will be reviewing her abatement application in a timely manner.
- Lawrence Goldberg of 159 Redfern Drive and 107 Albemarle Road questioned why his values on Vision did not reflect the ATB settlement amounts. He also stressed that commercial traffic going down his street caused cracks in his ceiling and driveway. He now has DPW vehicles that cut down his street. Tanker trucks constantly go down his street, starting at 4:00 am. He indicated that he has a list of 25 ranches that went up 0%, 1% and 2%. Mr. Goldberg stated that he was told that side streets are considered higher value than main roads. Mr. Goldberg also stated that 168 Redfern Drive has a lien from the Town and the house doesn't help the value of the Town. He stated that he would like his Albemarle house to go down to the ATB price but was more concerned about Redfern Drive. Mr. Rubin informed Mr. Goldberg that the Board will discuss the specifics of his case during executive session.

Minutes

- A motion was made to approve the Open and Executive Session meeting minutes from March 4, 2021 by Ms. Reed. The motion was seconded by Mr. Rubin. A roll call vote was taken on the motion; Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – yes.

Old Business

- No old business was discussed.

New Business

- No new business was discussed.

Executive Session

- At approximately 5:21 p.m. a motion was made by Mr. Zeller to go into executive session in accordance with MGL Chapter 30A, Section 21(a)(6) to discuss pending Appellate Tax Board Cases (value of real property) and Real and Personal Property Abatements, discussion of which in open meeting may have a detrimental effect on the negotiating position of the Town. The motion was seconded by Ms. Reed. A roll call vote was taken on the motion Mr. Rubin – yes; Ms. Reed – yes; Mr. Zeller – yes.

Open Session

- The Board returned to open session at 6:40 p.m. to discuss the results of the real estate abatement applications.

Real Estate Applications Denied,

Dr. Gary Rappaport – 167 Dwight Rd, Suite 202
34 Tennyson Drive
700 Wolf Swamp Road
50 Homestead Boulevard
44 Warwick Street

Real Estate Applications Abated,

159 Redfern Drive
107 Albemarle Road
82 Prynwood Road
165 Converse Street, Unit #7
326 Williams Street
124 Longfellow Drive
98 Meadowlark Drive
73 Maple Road
128 Meadowbrook Road

Real Estate Applications Tabled,

76 Longmeadow Street

Next Meeting

- Thursday, April 15, 2021 at 5:00 pm via Zoom.

Adjournment

A motion was made to adjourn the meeting at approximately 6:40 p.m. by Ms. Reed. The motion was seconded by Mr. Rubin. A roll call was taken on the motion Mr. Rubin – yes; Ms. Reed – yes, Mr. Zeller – yes.

Respectfully Submitted,



Accepted as Presented
April 20, 2021

Jessica Guerra
Principal Assessor