

MINUTES
TOWN OF MONTAGUE ASSESSING DEPARTMENT
1 Avenue A (2nd Floor) Turners Falls, MA
December 19, 2016

A meeting of the Montague Board of Assessors was held on Monday, December 19, 2016.

Assessors present: Chairman Paul Emery, Teresa Miner, Ann Cenzano and Karen Tonelli, Director of Assessing.

The meeting was called to order at 3:30 p.m. Upon a motion that was duly made and seconded, it was voted to approve the minutes as printed.

The board discussed the request to merge two parcels at 6 Newton Lane. Terry stated that the bottom line is that it is a buildable lot and the town recognizes it as such, therefore, we should not merge it with the house lot. The assessors did agree that due to the proximity to other houses, the valuation does warrant a reduction. The Board voted to reduce the land assessment to 40,000.

The board also discussed the merger of parcels 9-0-026 and 9-0-027. These parcels are owned by Patrick and Deborah McCormick and are located on O Street. Per David Jensen the smaller lot (09-0-027) is non-conforming and should be combined with the house lot. These lots will merge for FY2018.

The Assessors read the letter submitted by Attorney Flynn regarding 42-0-21 – 4 Meadow Road, Montague, MA. While he does not state who he represents, we believe his clients are Mark and Wendy Beaubien. His letter claims that the assessors violated the open meeting law by not listing an item on the agenda that was discussed. Karen will meet with Mr. Deane in January.

The Board reviewed and discussed the proposed settlement terms that DOR worked on with respect to the Verizon appeals. The Verizon vs. Montague Board of Assessors appeal is for two years (FY10 and FY11) and the settlement offer involves abating the sum of \$10,737.00 (or 7% of the tax paid) with no interest. It includes an agreed upon valuation for future assessments for the next five years. Karen recommended we accept these terms as a favorable resolution to the appeal. The “no interest” component of the settlement is significant in that the statutory provision for interest on abatements is 8%.

The Board reviewed (and Chairman Emery signed) the letter to be sent to FirstLight’s counsel suggesting a meeting of town officials regarding the pending ATB cases.

Nicole Letournea came before the Board to discuss the valuation of four parcels of vacant land located on Letourneau Way that are owned by her father, Dean Letourneau. All lots have the power lines running through them and she is seeking an adjustment in value. The Board decided to change the code of three of the four lots to unbuildable due to the power lines. A request to build a storage building on the fourth lot has been put before the ZBA therefore the board decided to reduce that lot's valuation by 50%.

A motion was made and seconded to adjourn the meeting at 4:25.

Respectfully submitted,

Approved:_____

Karen M. Tonelli, M.A.A.
Director of Assessor

List of Documents - December 19, 2016 meeting

Various Property record cards

Letter from Atty. Flynn dated 12/8/16

MAAO/DOR email regarding Verizon Settlement Proposal

Letter to FirstLight dated 12/19/16

FY17 Abatement Applications - Dean Letourneau