

MINUTES  
TOWN OF MONTAGUE ASSESSING DEPARTMENT  
1 Avenue A (2<sup>nd</sup> Floor) Turners Falls, MA

**November 20, 2017**

A meeting of the Montague Board of Assessors was held on Monday, November 20, 2017.

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.

A motion was made and seconded to approve the minutes of the previous regular session meeting as printed. The Board voted unanimously.

A motion was made and seconded to approve the minutes of the previous executive session meeting as printed. The Board voted unanimously.

Time sheets for the Director of Assessing were signed and approved by the Chairman.

The Assessors signed a Motor Vehicle and Excise Tax warrant for 2017 # 6 totaling \$12,879.62 and #6A totaling \$672.40.

The Assessors signed a warrant for recommitment of MVE taxes for 2012 totaling \$316.05 for various excise taxes collected by the Tax Collector for years 2005 through 2014.

Karen Tonelli reported that 2018 tax rates for the town and the districts have been approved and all property data has been property extracted and sent to the Collector. Tax bills will be mailed out timely at the end of December and will be due on April 2, 2018.

The Board denied two (2) motor vehicle excise application abatements because they would result in an adjustment of less than \$5.00.

The Board continued its review of FY2019 Chapter applications. Karen conducted a physical inspect of the lots submitted for classification by Mr. Komosa. She will contact him regarding a lot that appears to not have any agricultural use. Also, the new lot he is requesting has not been classified/used agriculturally for two years. The Board denied Chapter classification for the new lot and held off on taking action on the others.

The Board reviewed and approved applications submitted by Mark Fraser and Daphne Bye for Parcel ID47 Lot 22 (ten acres) under Chapter 61B and for Chapter 61A (five acres) on the same lot.

The Board granted partial approval for classification of land owned by Dean Garvin on 27 Center Street (ParID 43-0-35). The area around the house “building envelope” and the “mowed area” indicated on Plan of Land Plan Bk 110 Page 93. A physical inspection by Karen Tonelli indicated that these areas would not qualify for Chapter 61B. The Board approved 7.5 acres of land (which does not include mowed area) to be classified for FY2019.

The Assessors had a discussion concerning the requirements of Chapter 30B with respect to the services to be rendered by George Sansoucy. Specifically, the board is seeking appraisal/consulting services relating to the valuation (real estate and personal property items) of natural gas and electric transmission and distribution utility properties. We have identified three (3) taxpayers to be valued: Berkshire Gas Company, New England Power Co and Western Massachusetts Electric Co (Eversource). Currently, these entities have filed Forms of List indicating their opinions of value. Karen reported that she spoke with and sought estimates from Patriot Properties and Federal Appraisal but one gave a very low flat rate and the other provided an hourly rate. Karen will meet with Town Administrator to see if we need to seek clarification from those sources to determine if they are able to provide the same level of services to be provided by Sansoucy.

Upon a Motion made by Ann Cenzano and seconded by Paul Emery to adjourn the meeting at 4:20 p.m.

Respectfully submitted,

Approved:\_\_\_\_\_

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

**List of Documents**

Time Sheets

Recommitment of MVE tax

2017 MVE Commitment/Warrants #6 and 6A

Various Chapter applications and maps

Estimates/quotes received from Patriot/Federal Appraisal/Sansoucy LLC