



Town of Grafton
Office of the Board of Assessors
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**MINUTES
BOARD OF ASSESSORS
March 10, 2016**

A meeting of the Grafton Board of Assessors was held in the Grafton Municipal Center on Thursday, March 10, 2016. Chairman Drew Manlove, Clerk Marsha Platt, Member Ken Grew and Tammy Kalinowski were present at the meeting.

1. CALL TO ORDER

Chairman, Drew Manlove called the meeting to order at 9:34 AM.

2. ACTION ITEMS

A. Approval of Minutes: A motion to approve the minutes from February 16, 2016 was made by Marsha Platt and seconded by Ken Grew. Motion passed.

B. Bills – March: The following FY 2016 bills were approved:

Drew Manlove	\$ 145.80
M.A.A.O.	\$ 80.00
W.C.A.A.	\$ 34.00
Holden Landmark Corporation	<u>\$ 28.00</u>
	\$ 287.80

C. Real Estate Exemptions: A motion to approve FY 2016 real estate exemptions, as presented, was made by Ken Grew and seconded by Marsha Platt. Motion passed. See attached list.

D. Real Estate Abatements: The Board reviewed a FY 2016 real estate abatement for Point Rock Estate Condominium Trust. Point Rock Estate Condominium Trust has land in Worcester and Grafton. The condominiums are on the parcel in Worcester, whereas, the club house and pool, which are part of the common area, are located on the parcel in Grafton. Common area is not taxable. Drew recommends that Board abate the FY 2016 real estate tax for the property in Grafton. A motion to abate the real estate tax for Point Rock Estate Condominium Trust, in the amount of \$9426.90 and associated CPA in the amount of \$141.43, was made by Ken Grew and seconded by Marsha Platt. Motion passed.

A motion to approve FY 2016 real estate abatements, as presented, was made by Marsha Platt and seconded by Ken Grew. Motion passed. See attached list.

A motion to deny FY 2016 real estate abatements, as presented, was made by Marsha Platt and seconded by Ken Grew. Motion passed. See attached list.

E. Personal Property Abatements: A motion to revise the abatement for Lakeview Pizza, account number 107760, in the amount of \$528.80 was made by Drew Manlove and seconded by Ken Grew. Motion passed.

A motion to approve FY 2016 personal property abatements as presented was made by Marsha Platt and seconded by Ken Grew. Motion passed. See attached list.

F. Hardship Policy: A motion to approve the Hardship Policy, as presented, was made by Ken Grew and seconded by Drew Manlove. Motion passed.

3. DISCUSSION ITEMS

A. **Invitation to Bid for Real Estate and Personal Property Revaluation Program:** The Board was informed that Invitations to Bid for real estate and personal property revaluation for recertification year FY 2017 went out on Friday, February 26, 2016 and are due on Friday, March 18, 2016 at 1:00PM. Drew anticipates that we will receive a bid from Real Estate Research Consultants. Drew received requests for packets from Tyler Technologies and Vision Appraisal.

4. CORRESPONDENCE

A. **BlueWave solar project update on Phase II – Knowlton:** The Board reviewed the construction update on the BlueWave solar project, Phase II – Knowlton, and the progress of the project. Drew also informed the Board that there was discussion at the MAAO winter conference on solar project tax agreements. It was discussed that municipalities should be engaging in PILOT agreements, as opposed to tax agreements, with regards to large-scale solar arrays.

5. ANY OTHER ITEM WHICH MAY LAWFULLY COME BEFORE THE BOARD

None.

6. MEETING DATES

Tuesday, April 5, 2016 at 9:30 AM

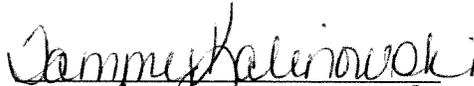
7. EXECUTIVE SESSION

None.

8. ADJOURNMENT

A motion to adjourn the meeting at 9:30 AM was made by Ken Grew and seconded by Marsha Platt. The motion passed.

Minutes typed and recorded by:


Tammy M. Kalinowski

Approved:


Drew Manlove

EXHIBITS:

- Draft minutes February 16, 2016, 5 pages.
- FY 2016 Schedule of Bills Payable, March 2, 2016 and March 9, 2016.
- Real estate exemptions, 7 applications.
- Real estate abatements, 11 applications.
- Personal property abatements, 2 applications.
- Draft Hardship Policy, 1 page.

FY 2016 RE EXEMPTION REPORT**DATE VOTED 3/10/2016**

PARCEL ID	APPLICANT	EXEMPT CL.	EXEMPT TAX	EXEMPT CPA	EXEMPT CERT. #
74-0-55	KAMILEWICZ MARCIA E	17D	\$235.24	\$3.53	6575
133-309-2	TWOMEY BARBARA A	22	\$800.00	\$12.00	6576
114-0-17	HARVEY MICHAEL L	22	\$800.00	\$12.00	6577
129-0-87	TYNAN GLEN M	22E	\$2,000.00	\$30.00	6578
27-0-75	STEEVES CHRISTINE L	37A	\$557.82	\$8.37	6579
55-0-90	ERICSON STANLEY E & MARJORIE LI	37A	\$500.00	\$7.50	6580
82-0-37	KURAS HELEN M	41C	<u>\$1,000.00</u>	<u>\$15.00</u>	6581
			\$5,893.06	\$88.40	

FY 2016 RE ABATEMENT REPORT**DATE VOTED 3/10/2016**

PARCEL ID	OWNER	ABATED TAX	ABATED CPA	ABATE. CERT. #
123-0-16	AUGER CLAIRE G - LIFE ESTATE	\$365.15	\$5.48	6596
16-0-54	MIKKOLA ROBERT D & CATHERINE	\$715.23	\$10.73	6586
17-0-5	POINTE ROK ESTATES CONDOMINIUM	\$9,426.90	\$141.43	6587
23-0-3A	RYCHLIK WILLIAM	\$1,780.53	\$26.71	6588
37-0-38	CHANDLER III RICHARD L	\$56.95	\$0.86	6589
45-0-8	KAZARIAN EDWARD L	\$2,200.95	\$33.02	6590
56-0-21	FISSETTE JEAN	\$546.05	\$8.19	6591
81-0-150	DASILVA MANUEL A	\$1,237.83	\$18.57	6592
82-0-30	SKM REALTY INC	\$231.15	\$3.47	6593
82-0-50A	CANIN NANCY TRUSTEE	\$457.28	\$6.86	6594
94-0-14A	ROBINSON WILLIAM LEE	<u>\$2,319.88</u>	<u>\$34.80</u>	6595
		\$19,337.90	\$290.12	

FY 2016 RE ABATEMENT DENIALS

DATE VOTED 3/10/2016

PARCEL ID	OWNER	APP/DEN
26-0-96	PIASCIK ANTONI LIFE ESTATE	DENIED
28-0-26A	KELLY ERMA MASON	DENIED

FY 2016 PP ABATEMENT REPORT

DATE VOTED 3/10/2016

ACCOUNT #	OWNER	ABATED TAX	ABATED CPA	ABATE. CERT. #
107590	TOLL MA LAND LP	\$238.86	\$0.00	6602
107760	LAKEVIEW PIZZA	\$528.80	\$0.00	6603
108090	FOSSUM GRAFTON FARM	\$839.68	\$0.00	6604
108220	ANDERSON REGINALD	<u>\$183.92</u>	<u>\$0.00</u>	6605
		\$1,791.26	\$0.00	