



Town of Grafton
Office of the Board of Assessors
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MINUTES
BOARD OF ASSESSORS
May 7, 2015

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GRAFTON, MA

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A meeting of the Grafton Board of Assessors was held in the Grafton Municipal Center on Thursday, May 7, 2015. Chairman Marsha Platt, Member Ken Grew, Clerk Drew Manlove and Tammy Kalinowski were present at the meeting.

1. CALL TO ORDER

Chairman, Marsha Platt called the meeting to order at 9:03 A.M.

2. ACTION ITEMS

A. Approval of Minutes: A motion to accept the minutes drafted from December 18, 2014, January 14, 2015, January 30, 2015, February 5, 2015, March 5, 2015 and April 29, 2015 was made by Drew Manlove and seconded by Marsha Platt. Motion passed.

A motion to accept the minutes drafted from April 15, 2015 was made by Drew Manlove and seconded by Marsha Platt. Ken Grew abstained as he was not present for the meeting. Motion passed.

Ken had questions as to which contract was voted on at the April 15, 2015 meeting and what acreage went with it. Ken was concerned stating that there are 3 different versions of the contract. Marsha informed Ken that at the meeting on April 15, 2015 the Board did not discuss any contract specifics or take any votes.

B. Bills –April & May: The following FY 2015 bills were approved:

Tammy Kalinowski	\$ 97.22
Applied Geographics	\$ 325.00
Real Estate Research Consultants	\$ 2,460.00
	\$ 2,882.22

FY 2015 Real Estate & Personal Property Abatements: A motion to approve FY 2015 real estate abatements for Carolyn R. Kinloch-Winkler, 38 Stowe Road, in the amount of 204.60 and associated CPA in the amount of \$3.07 and Phaneendra S. Bhogaraju, 14 Poplar Street, in the amount of \$23.10 and associated CPA in the amount of \$0.35 was made by Ken Grew and seconded by Marsha Platt. Motion passed.

A motion to deny a FY 2015 real estate abatement for Bernard Anusavice, 156 Brigham Hill Road, was made by Ken Grew and seconded by Marsha Platt. Motion passed.

C. FY 2015 Exemption Reimbursement Report: Drew has looked at what impact the local option changes to personal exemptions have been. There is only one new exemption for a person under the age of 70. Drew is working on the figures for the FY 2015 real estate exemption reimbursement report that will be submitted to the Department of Revenue. The Board will continue discussion on this at the next meeting.

3. DISCUSSION ITEMS

A. Status of Assessors' Office – Operation of Requirements: The Board discussed and reviewed list of operational requirements that was created on August 19, 2014. Drew informed the Board that the office is on track with all item on the list. Ken and Marsha informed Drew that they have prepared a performance assessment of Drew of the last six months to submit to Tim McInerney, Town Administrator, and carbon copied to the Board of Selectmen. Marsha asked if Drew had any comments with respect performance assessment or if he would like to make any changes in the way the office operates. Drew had no comments and will make changes only if needed. A motion to submit the performance assessment for Drew to Tim McInerney, Town Administrator, with a carbon copy to the members of the Board of Selectmen was made by Marsha Platt and seconded by Ken Grew. Drew abstained. Motion passed.

B. Discussion of Special Town Meeting Warrant Articles - The Board reviewed and discussed Article 5 Tax Agreement SunEdison and Article 6 Tax Agreement Blue Wave Capital Corp. Ken Grew still has questions with the agreements and stated he plans on speaking out at Town Meeting. The Board expressed concern about what the roll of the Board of Assessors is and that they feel that they are in limbo with lack of communication from the Town Administrator with respect to solar project tax agreements. The Board would like to meet over the summer, prior to the negotiation of another solar tax agreement, to discuss and get clarification on what the roll of the Board of Assessors is.

C. Status of the FY 2015 Budget – Drew informed the Board that he has reviewed the budget for FY 2015 year end and all looks good.

4. CORRESPONDENCE

Planning Board Request for Comments - Special Permit (SP 2015-6) Common Driveway & Scenic Road Permit SRP 2015-1 114 Merriam Road; Map 59, Lot 24 – The Board had no comment.

Planning Board Request for Comments – Definitive Plan Approval 2015-5 – “Gristmill Village” Subdivision – Casa Builders Off Pleasant Street & Gristmill Road; Map 97, Lot 22A & Map 92, Lot 2 – The Board commented informing the Planning Board that the memo should read Map 98, Lot 2 instead of Map 92, Lot 2. The Board also asked if this was a 7 lot development or a 10 lot development as the plans dated March 13, 2015 have 10 lots and the plans dated April 10, 2015 have 7 lots.

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

Drew updated the Board on the cyclical inspections. Real Estate Research Consultants (RRC) is on target with the inspections. Alex Sendzik, who is new to RRC, is doing inspections 3 days a week and will be doing return visits for inspections on Wednesdays.

6. MEETING DATES

Wednesday, June 3, 2015 at 9:00 AM

7. EXECUTIVE SESSION

None.

8. ADJOURNMENT

A motion to adjourn the meeting at 9:55 AM was made by Ken Grew and seconded by Drew Manlove. The motion passed.

Minutes typed and recorded by:


Tammy M. Kalinowski

Approved:


Marsha R. Platt

EXHIBITS:

- Draft meeting minutes, December 18, 2014, 2 pages; January 14, 2015, 4 pages; January 30, 2015, 6 pages; February 5, 2015, 5 pages; March 5, 2015, 6 pages; April 15, 2015, 4 pages and April 29, 2015, 2 pages.
- Schedule of Bills Payable, April 27, 2015 and May 1, 2015.
- Real estate abatements, 3 applications.
- Personal Exemption spreadsheet, 1 page
- Performance assessment of Drew Manlove, dated April 15, 2015, 1 page.
- Planning Board Request for Comments - Special Permit (SP 2015-6) Common Driveway & Scenic Road Permit SRP 2015-1 114 Merriam Road; Map 59, Lot 24, dated May 1, 2015, 1 page; application for special permit, 2 pages; letter from Quinn Engineering, Inc. dated April 22, 2015, 9 pages; lot development plan for 114 Merriam Road, 10 pages
- Planning Board Request for Comments – Definitive Plan Approval 2015-5 – “Gristmill Village” Subdivision – Casa Builders Off Pleasant Street & Gristmill Road; Map 97, Lot 22A & Map 92, Lot 2, dated May 1, 2015, 1 page; Letter and application from J.M. Grenier Associates, Inc., dated March 13, 2015, 9 pages; “Gristmill Village” Definitive Plan Conventional Development proof plan, dated April 10, 2015, 1 page; “Gristmill Village” Definitive Plan Conventional Development tree plan, dated April 10, 2015, 1 page; “Gristmill Village” Definitive Plan Conventional Development, dated March 13, 2015, 17 pages.