

BOARD OF ASSESSORS MEETING
REGULAR MINUTES
March 22, 2016 @ 5:35 P.M.

Chairman Paul Buckley called The Board of Assessor's open meeting to order on Tuesday, March 22nd at 5:35 P.M. in the Seekonk Board of Assessor's Office.

In attendance were Paul Buckley, Chairman, Bill Barker, Assessor, and Theodora Gabriel, Town Assessor.

Motion, by Paul Buckley to accept the minutes of February 23, 2016, as amended. Seconded by Bill Barker, accepted by a 2-0 vote.

FY'16 Monthly Abatements/Exemptions Reports: The board reviewed & signed the Monthly Abatement/Exemptions Reports.

Motor Vehicle Excise Commitment: The Board reviewed and signed the monthly Motor Vehicle Excise Commitment.

Review & sign revised Roll-Back Tax Certificate, Map:37, Lot:36.: FY'16 was assessed at full fair market value. Therefore, revised Roll-Back taxes were calculated from FY'12-FY'15.

Review FY'16 revised tax bill (Record owner 1/1/15, Pawtucket Golf Club, Inc., Now: PCC Holdings, LLC.): After speaking to the Pawtucket Assessor and review Pawtucket Assessing plans it was confirmed that there are 15 greens in Seekonk side and approx. 3 in Pawtucket. Prior Seekonk Assessors records indicated 9 in Seekonk and 9 in Pawtucket. The board voted to process revised FY'16 bill and assess 15 greens in Seekonk. Theo will process a revised FY'16 bill.

Review Open Meeting Law Complaint (Higgins) file 3/9/16 referred to Kopelman & Paige, and review proposed response: Regarding the Executive Agenda of February 9, 2016.

Discussion of releasing the minutes to *Mr. Higgins*. Theo will get more information on the rules of releasing minutes. Bill made a motion to accept the draft in response to the Open Meeting Law complaint from *Mr. Patrick Higgins* regarding the Seekonk Board of Assessors, drafted 3/17/16. Paul: Aye, Bill: Aye-Accepted by 2-0 vote.

TIF Agreement status on properties located at 1977 Fall River Ave and 75 Hollister Rd.:

The Town Planner has drafted a TIF Agreement. Theo, Bruce Alexander, John Aubin and Shawn Cadime discussed the proposed agreement to go in front of the Board of Selectmen.

Solar Farm status. Property located at 50 Woodland Ave., Map 35, Lot(s)23, 24 & 26.: Waiting for more answers from the State.

Discuss & vote on Overlay release: The Board reviewed and discussed the overlay account. Bill made a motion to release from the Overlay to the Municipal Capital Stabilization Fund \$175,000, as indicated on the March 22nd memo from Bruce Alexander, Finance Director.

Paul: Aye, Bill: Aye-Accepted by 2-0 vote.

Paul made a motion to go into Executive Session at 6:21 P.M. to discuss ATB and Appeals Court cases in relative to G.L. c.59, §60 and/or G.L. c.214 §1B, to return to regular session. Bill Barker seconded. Roll call vote was taken: Paul: Aye, Bill: Aye. Accepted by 2-0 vote.

The Board reconvened open session at 7:06 P.M.

Review/Approval/Denials of pending Abatements & Exemptions:

The Board voted to approve 9 Real Estate abatement applications for Map/Lots: 14/96, 34/73, 2/115, 4/21, 17/190, 30/20, 7/327, 38/142 & 18/12.

6 Personal Property Exemptions: 155 Fall River Ave., 813 County St., 20 Commerce Way, 65 Vineyard Rd., 44 Davis St., 71 Pond St. and 1 Small Commercial Exemption: 4/57.

The Board voted to deny 9 Real Estate Abatement applications for Map/Lots: 9/198, 6/392, 18/77, 28/55, 21/153, 38/111, 7/349, 7/9 & 8/53.

The Board voted to approve Statutory Exemptions for: 3-41C's for Map/Lots: 6/381, 16/76 & 33/117, 2-Veteran's for: 31/293, 35/13 and 3-CPA's for: 26/28, 6/334, 5/40.

The Board voted to deny Exemptions for: 3-41C's for: 5/40, 25/111, 21/6 and denied 1-Clause 18 for: 5/40.

The Board voted to approve 3-CPA Exemptions for Map/Lots: 26/28, 6/334 & 5/40.

All in favor: Paul: Aye, Bill: Aye, accepted by 2-0 vote.

COMMUNITY SPEAKS: 5:35 P.M. Meeting with *Charles Tapalian, Charles Tapalian, Jr, Eric Brainsky & Mr. Barry Sullivan, Atty. Brainsky* asked about the board's decision on the taxation of the CCRC that was discussed at the last meeting. Paul stated that the board has not discussed it yet, but will do so and get back to him. Questioned if we use a Commercial Property Consultant. Theo said; *Richard Gonsalves*, the former Town Assessor, assists our Dept. with Commercial & Industrial property values. Discussion on taxing/assessing the Assisted Living buildings to be built. Independent Care & Assisted Living will be constructed at the same time, (4 buildings total) Should take 4-5 years.

The Board later discussed meeting on April 5th for a work session to review Mr. Tapalian's Assisted Living buildings and how they will be assessed. Theo will work on a proposed CCRC assessment model to present at the meeting with *Mr. Tapalian* on April 19th.

MEETING/CONFERENCES:

MAAO Summer conference June 21-24.

TOWN ASSESSORS REPORT:

1. Appeals Court Status: We are still waiting for the briefs to be filed.
2. FY'14 & FY'15 ATB hearings re-scheduled to April & June, 2016.

OTHER BUSINESS:

Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting: Discussion of the fee schedule for copies changed to .05 cents. Bill made a motion to accept the fee schedule, effective as recommended by the MAAO at 5 cents/page including public records and computer print outs of property record cards (black & white) Paul seconded the motion, Paul: Aye, Bill: Aye –accepted by 2-0 vote.

SCHEDULE NEXT MEETING: Tuesday, April 5, 2016 at 5:30 P.M. for a work session.

Tuesday, April 19, 2016 at 5:30 P.M. regular meeting

The meeting adjourned at 7:40 P.M.

Respectfully Submitted,
Karen Springer, Secretary