

Fairhaven Board of Assessors

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October 28, 2016
Meeting Minutes

2017 JAN 23 P 12: 00

FAIRHAVEN,
MASS.

PRESENT

Chairman of the Board Ronald Manzone; Board of Assessors Pamela Davis, Ellis Withington; and Assistant Assessor Delfino Garcia, Secretary

CALLED THE MEETING TO ORDER

Ronald Manzone, Chair, called the meeting to order in the Assessor's Department at 3:00 PM announcing minutes were being taken by Delfino Garcia.

MINUTES

Mr. Withington motioned to table the minutes of the September 2th, 2016 meeting. Vote to approve was unanimous. (3-0)

EXECUTIVE MINUTES

No executive minutes in the last session.

BILLS PAYABLE

The **BOA** reviewed and approved the following invoices for September & October:

- September Mileage (Del Garcia) - \$51.19
- Staples - \$59.75
- Staples - \$63.42
- October Mileage (Pattie Pacella-Clerk Seminar) - \$21.27
- Patriot Properties - \$1,380 (September 9' 2016)
- Commonwealth of Mass - \$50.00
- MLS Pin - \$87.00
- Patriot Properties - \$2,070 (October 7, 2016)
- Bristol County Print Shop (envelopes) - \$98.00
- Patriot Properties – Inv. # 13282 - \$14,950.00

- Staples – Inv.#1672335091 - \$460.78

Mr. Manzone made a motion to process payments of said invoices and Mr. Withington seconded the motion. Vote to approve payment was unanimous. (3-0)

MONTH END REPORTS

The Board of Assessors reviewed, discussed and acted on Motor Vehicle excise tax abatements processed during the month of October.

EXEMPTIONS

The Board discussed and reviewed the exemption 37A and denied said exemption based on the applicant is not named as a beneficiary of the trust.

The Board also discussed and reviewed an exemption from 75 Sycamore St. The Board made a decision the applicant's sister is the owner sister owns the other 50%. The spouse was filing an exemption under clause 22 on behalf of the spouse who is not an owner of said property. This is under clause 22, which reads, "If the property is greater than single-family house, the applicant receives an exemption for only that portion that corresponds to the segment occupied."

The Board also reviewed the following and denied said application, whose primary resident is located in Hollywood, Florida; not Fairhaven.

The Board also reviewed and denied 89 Raymond St., Map 20, 9D lot 92 & lot 93. The basis of the denial is that her assets are over the guideline requirements.

The following is a list of the first time applicants for exemption were reviewed by the board and approved:

41C Map 22A/Lot 223
41C Map 4/Lot 45
37H Map 43/Lot 27
22 Map 28H/Lots 360 & 361
22 Map 19/Lot 248
22 Map 5/Lot 65
22 Map 4/Lot 47 & 173
17D Map 18/Lot 90

ABATEMENTS

The number of Motor Vehicle abatements reviewed by the Board of Assessors for the month of October was 15. Motor vehicles approved, refer to list on file.

Boat Abatements approved, refer to list on file.

CHAPTER LAND

The Board met and signed all approved chapter land applications on file.

APPELLATE TAX BOARD CASES

Board of Assessors reviewed ATB logbook for which at this time we have 17 open cases on the docket. We have 1 ATB case on the docket for December 12th, 2016. In the previous meetings the Board discussed for the Asst. Assessor to contact the Appellant to continue the hearing referencing ATB case #F328385. The Assistant Assessor will continue to follow-up for the continuance of said case.

ATB case #F328385 – BOA reviewed file and the board are still waiting for the commercial appraisal report and also instructed the Assistant Assessor to the rent roll to review.

Dockets #X-3007550 & X-307551; Motion for dismissal hearing filed; ATB advised not procedural by phone, appearance had to be mandated in Boston, MA. Town of Fairhaven withdrew and will reschedule for hearing at a later date if applicable by procedures.

EXECUTIVE SESSION

No executive session.

OTHER BUSINESS:

At 3:15, the Board met with representatives from Clean Energy to discuss the pilot agreement pertaining to the Costa Farm Solar Project on 197 New Boston Road subject to the approval at Town Meeting. The agreement for personal property between the Town of Fairhaven and Clean Energy will be referred to Town Counsel.

The Board discussed the American Legion Post #166 continues not to return their ABC form.

The Board also discussed the failure of South Coast Hospital Group not submitting their ABC forms. Ron Manzone recommended the Assistant Assessor make contact with their counsel to discuss this matter.

The Board also met with Attorney Mark Witkin from 3:45-4:15 pm pertaining to the sale of Alden Court. Alden court did not meet the guidelines to file abatement for FY17 based on the sale price. However was recommended that he meet with the Board of Assessors to take under consideration for FY18 assessment to review their operations pertaining to Alden Court. Board of Assessors reviewed Attorney Witkin's letter dated September 26, 2016 pertaining to the sale of subject property.

NEXT MEETING

The Board of Assessors checked their work calendars and agreed that our next regularly scheduled meeting will be on November 21, 2016 at 3:30 PM

ADJOIN

Mr. Manzone motioned to adjoin the Board of Assessors meeting. Ms. Davis seconded. Vote to approve was unanimous. (3-0). Meeting adjourned at 5:30 PM.

Respectfully submitted,



Delfino R. Garcia

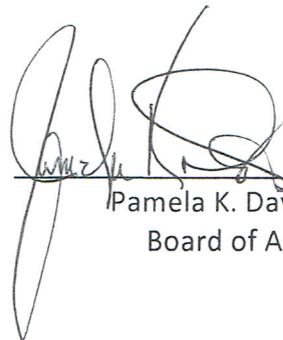
Assistant Assessor

BOARD OF ASSESSORS

(Minutes approved on January 20th, 2017)



Ronald Manzone, Chairman
Board of Assessor



Pamela K. Davis, MAA
Board of Assessor



Ellis Withington
Board of Assessor