

Fairhaven Board of Assessors

40 Center Street, Fairhaven MA 02719

508-979-4018/4021 December 8, 2011

The Fairhaven Board of Assessors held a publicly posted meeting at 40 Center Street, Fairhaven, MA on Wednesday, December 7, 2011.

Ronald J. Manzone, Chair, called the meeting to order at 6:00 PM announcing minutes were being taken by Jane Bettencourt.

In attendance were Ronald J. Manzone, Pamela K. Davis, Ellis B. Withington and Jane Bettencourt.

Pam Davis motioned to accept the minutes of the October 26, 2011 meeting as presented. This motion was seconded by Ellis Withington. A unanimous vote was heard.

Ellis Withington motioned to accept the minutes of the Executive Session of the October 26, 2011 meeting as presented. This motion was seconded by Pam Davis. A unanimous vote was heard.

All reports submitted through Gateway to the Division of Local Services for FY12 were signed by members.

The Board reviewed a new plan showing wetland area of Lot 117 found on Assessors' Map 31 provided by John Kalisz's attorney. Ellis Withington stated assessment should take area of wetlands into consideration. Ellis Withington motioned to offer \$165,600 after reviewing how land was originally assessed. Pam Davis seconded the motion. A unanimous vote was heard. Jane was instructed to contact Attorney Bor with offer and inform him the taxpayer would have to withdraw from the ATB if offer was accepted. Pam Davis suggested Fairhaven use a form letter for Valuation and Settlement Agreement. It was agreed by all and Pam volunteered to email sample of letter to Jane and Ellis.

Todd Tessier, agent for Edens + Avant of 221 Huttleston Avenue submitted detailed income and expense information including rent rolls to be reviewed by the Board for FY11 appeal. Pam Davis instructed Jane to contact Mr. Tessier to request a postponement of the ATB hearing from 1-18-2012 to sometime in April 2012 to allow the members ample time to review information. The Board also instructed Jane to check for due diligence (if taxes were paid timely) on all appeals scheduled at the ATB and report back to the Board.

The Acushnet Company appeal was reviewed. There has been no response from Attorney Ambriano to Interrogatories mailed on 9/28/11. Ellis Withington suggested we wait until date of scheduled hearing at ATB.

Jane informed Pam Davis a packet was ready for the 6 Tanner Lane appeal scheduled at the ATB on 2/7/12.

First time Exemption applications were reviewed and voted as follows:

One Clause 22 denied – Did not meet 5 years of ownership – purchased home on 7/31/06. The veteran will qualify FY2013.

One Clause 22 approved.

One Clause 41C approved.

One Clause 17D approved.

One Clause 37A approved.

Pam Davis suggested the Board consider contacting the Board of Selectmen to recommend increasing the amount of exemptions of Clause 41C and Clause 17D. The Board instructed Jane to obtain the # of Clause 41C and 17D granted for FY11 and the state reimbursement amounts.

The Annual Report for May 2012 Town Meeting prepared by Jane was reviewed by the Board. The members requested Jane add a paragraph to include information of 2011 valuation, 2012 valuation, number of abatements received for FY11 and number of exemption applications granted.

Jane asked the Board if they wished to add the I + E Penalty Lien to commercial + industrial + apartment owners on their FY12 actual tax bill who did not respond to request. Pam Davis motioned yes to add the lien. This motion was seconded by Ellis Withington. A unanimous vote was heard.

E-mail from Mr. Goben of Teal Circle regarding the construction of 2 commercial wind turbines near his neighborhood was reviewed by the Board. The members instructed Jane to contact the taxpayer with the following statement: "Once construction of turbines is complete, the Board will study the market impact, if any".

A letter from outgoing president of BCAA, David Pitassi, was read by members.

Month End Reports were signed.

Annual Town Meeting deadline notice for Articles was reviewed. The Board has no articles for Town meeting.

The Assessors' Notice for Posting for Form Of List and 3ABC's return was signed by members.

Bills payable for Jane's mileage and reimbursement for cost of printing pictures for ATB was signed.

Invitation from Patriot Properties for their annual Seminar and Holiday luncheon was read.

New Business: Pam Davis asked Jane to compile all building permits. Ellis and Pam will be inspecting the commercial and industrial permits. Jane will be inspecting residential permits. Pam also reminded Jane to check the permits that require a percentage of completion by January 1. Jane assured the Board these permits were already set to be inspected the last week of December.

At 7:30 PM, Pam Davis motioned to adjourn the meeting. Ellis Withington seconded the motion. A unanimous vote was heard.

The next scheduled meeting will be held on January 24, 2012.

Respectfully submitted,

Jane E. Bettencourt
Administrative Assistant
BOARD OF ASSESSORS

Minutes approved on _____ January 24, 2012 _____ by:
