



TOWN OF CARVER ASSESSOR'S OFFICE

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Cranberry Land USA

September 15, 2020 Executive Session Minutes of the Board of Assessors Meeting

Entered executive session at 5:58PM

Craig Schoaf - Town Counsel has drafted responses to Kearsarge ATB filings claiming that the ATB has no jurisdiction over these cases. Ward one day late on prelim bill in August – therefore no ATB jurisdiction. Ward is claiming that they are exempt from real estate tax due to Chapter 59 Section 5 Clause 45 that allows panels to be tax exempt for residential panels/powering the house. This project is really industrial so not applicable. The legislature is updating the law to clarify wholesale projects are not entitled this exemption.

Board signing exemption applications while discussing solar.

GLC Acushnet/Soltage/SRD – Purchase Street – Town entered into agreement – one of the first solar PILOTS. They don't think RE should be assessed on property for solar. Initially requested a meeting but the attorneys have been speaking. Waiting for counter proposal from their attorney. Recent superior court case – ISM v. Town of Dighton. Dighton was invalid because not approved by Town meeting and RE tax cannot be included in a PILOT. This will help the Town with negotiations.

Captona/Ravenbrook – issue with real estate taxes – Ravenbrook is the owner of record but Captona pays the RE taxes as part of the agreement with Ravenbrook. Call with Captona to hear counter proposals. This is a flat rate PILOT. Agreement is \$12,500/megawatt for the next 14 fiscal years.

NextSun – initially thought they would lease the land, now want to know what it is if they purchase the land. Not using all the land. Craig calculated rollback taxes based on taking all of the land out of Chapter. NextSun is now pondering the calculations.

Ellen Blanchard makes a motion to come out of Exec Session at 6:28, seconded by Michael Paduch, vote 2-0 in favor.