



Cranberry Land USA

TOWN OF CARVER ASSESSOR'S OFFICE

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November 26, 2013

Present were Chair Francis P. Muscato, Members Michael L. Paduch and Peter D. Sullivan, and Director of Assessing Ellen M. Blanchard. The meeting was held at the Assessors Office Conference Room at 6:30 p.m. The meeting was called to order by Chair Francis P. Muscato at 6:35 p.m. Also present was Stephen Pratt, 16 Weston Street and Alan Dunham, 11 Rickard Street.

Minutes – Upon a motion by Mike, seconded by Peter, it was voted unanimously to accept the minutes of October 8, 2013 as submitted.

Classification Pre-hearing – Ellen gave the Classification Hearing materials to the Board. Frank stated that he would like to go to 125% shift in the tax rate because that is the direction that the town wanted to go: towards a single or unified tax rate. The difference, he said, between 130% and 125% was about \$50. Mike stated that he agreed in principle, but that he was more comfortable with keeping the shift at 130% due to the present economy. Peter agreed that he would prefer the 125%, and made a motion to recommend the shift in the tax rate by 125%. There was no second to the motion. Mike made a motion to shift the tax rate by 130%. Peter seconded the motion. The vote was unanimous to recommend to the Board of Selectmen to keep the tax rate shift percentage at 130.

Classification Hearing – The Board of Assessors was scheduled to meet with the Board of Selectmen at 7:15 p.m. Without recessing, the Assessors moved to the Selectmen's hearing room. The Selectmen present were Chair Pro-tem John K. Franey and Board Members Sarah G. Hewins, Richard J. Ward and Helen Marrone. Chair Michael O'Donnell was absent. Chair Pro-tem Franey recognized the Assessors at 7:35 p.m.

Ellen presented the classification materials to the Selectmen and those present. It was also viewable on local cable television.

Frank stated that the Board of Assessors voted to recommend a shift in the tax rate of 130%.

John Cotter, Chair of the Finance Committee, asked some technical questions.

Steve Pratt, 16 Weston Street, stated that he had a concern with remaining at 130% because it "results in the largest increase" for residential property owners in the history of the shifted tax rate. He stated that national indices showed a 1.5% increase in the cost of living which is less than the increase in taxes for the residential homeowner, which he stated was 4%.

Jack Hunter, Town Planner, stated that even though the tax rate is shifted, with the average commercial property taxes decreasing modestly that it might encourage more commercial businesses to come to Carver.

The Board of Selectmen unanimously voiced the opinion that the Assessors were the "experts" and that they and the townspeople should accept their recommendation. Selectman Sarah Hewins made a motion to shift the tax rate to 130%, and the vote

included a not to adopt a residential exemption, nor a small commercial exemption, nor an open space discount. The motion was seconded by Richard Ward. The vote was unanimous.

The Board of Assessors then returned to the Assessors Conference Room to continue their meeting.

Signatures – The Board signed the following documents:

Ch. 61A Tax Lien for parcels: 42-5-0, 42-8-0, 43-3-0, 43-4-0, 44-8-B, 61-4-A, 61-5-0, 77-9-0, 77-10-0, 78-10-0, 80-2-0, 102-6-0, 103-16-0, 86-13-0, 48-6-0, 48-7-0, 48-7-A, 104-5-C, 104-5-A, 104-3-D, 34-5-A, and 34-6-0.

Denials of FY15 Ch. 61A applications: parcels 68-8-1, 68-21-0, and 82-1-A.

Ch. 61A Tax Lien Releases for parcels: 77-9-0, 78-10-0, 102-6-0, 77-10-0, 80-2-0, 103-16-0, 43-4-0, 44-8-B, 61-5-0, 43-3-0, 42-5-0, 42-8-0, 61-4-A, 86-13-0, 48-6-0, 48-7-0, 34-5-A, 34-6-0, 104-5-A, 104-5-C, and 104-3-D.

LA15 for FY2014, having given authorization for the Director of Assessing to sign on their behalf.

Motor Vehicle Excise Commitments:

6th for 2013 for \$18,685.05;

33rd for 2013 for \$133.12; and

34th for 2012 for \$61.25.

As there was no other business to come before the board, the meeting adjourned at 8:55 p.m. upon a motion by Peter and seconded by Mike, it was unanimous.

Respectfully submitted,

Ellen M. Blanchard

Ellen M. Blanchard, MAA
Director of Assessing