



Cranberry Land USA

TOWN OF CARVER ASSESSOR'S OFFICE

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November 22, 2022

Present: Ellen Blanchard, MAA, Chair, Michael Paduch, Peter Sullivan

The meeting was called to order by Chair Ellen Blanchard at 5:39 P.M.

Approval of Meeting Minutes:

On a motion by Peter and seconded by Mike the Board voted to approve the meeting minutes of October 4, 2022 as presented.

On a motion by Mike and seconded by Peter the Board voted to approve the meeting minutes of October 25, 2022 as presented.

Assessor's Office Updates:

The tax rate classification hearing has been re-scheduled from November 29th to December 5th.

Joe expressed his concern about the late date of the classification hearing, and expressed his belief that if the CAMA provider is unable to establish the values in a timely fashion the Board should consider a conversion to a different provider.

Joe asked Finance Director Sue Moquin when she would like to see the tax rate classification hearing occur, she stated in the last two weeks of November, and absolutely not in December.

Joe's concerns were noted by the Board, and it was made clear that a conversion is not being considered at this time.

The Board reviewed and signed 2022 MVE Commitment #6 which contained 431 bills for a total of \$35,241.92

The Board reviewed and signed 2022 MVE Commitment #32 which contained 1 bill for a total of \$99.75.

Review of Solar PILOT Guidelines:

The Board continued their review of the Solar PILOT guidelines which were prepared by Matt Thomas.

On a motion by Mike and seconded by Peter the Board voted to adopt the Solar PILOT guidelines with a base rate per MW DC of \$19,000.

Executive Session:

On a motion by Peter and seconded by Mike the Board voted to enter executive session at 7:10 P.M.

On a motion by Mike and seconded by Peter the Board voted to adjourn executive session and reconvene regular session at 7:30 P.M.

In executive session the Board reviewed FY 2023 property tax exemptions.

In executive session the Board reviewed several outstanding ATB cases.

In open session and on a motion by Peter and seconded by Mike the Board voted unanimously to authorize Matt Thomas to assist in negotiating new Solar PILOTs and represent the Board in ATB cases related to existing Solar PILOTs.

The Board continued their review of Chapter Land applications and voted to deny several which did not meet the income requirements, and/or did not comply with existing DOR guidance surrounding the amount of excess land under chapter.

Prepare for Tax Classification Hearing:

On a motion by Mike and seconded by Ellen the Board voted to recommend a CIP shift of 142.5% a 2.5% decrease from FY 2022.

On a motion by Peter and seconded by Mike the Board voted not to recommend an open space discount.

On a motion by Mike and seconded by Peter the Board voted not to recommend a residential exemption.

On a motion by Peter and seconded by Mike the Board voted not to recommend a small commercial exemption.

The Board also discussed the possibility of adopting a personal property exemption which would more directly impact small business owners.

Adjourn:

On a motion by Mike and seconded by Ellen the Board voted to adjourn at 8:09 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joe Roche". The signature is written in dark ink and is positioned to the left of the printed name.

Joe Roche
Town Assessor