



Cranberry Land USA

TOWN OF CARVER ASSESSOR'S OFFICE

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February 7, 2023

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

Also Present: Joe Roche, Craig Weston, Cheryl Weston, Gary Weston, Brian Wick

The Meeting was called to order by Chair Ellen Blanchard at 5:30 P.M.

Approval of Meeting Minutes:

On a motion by Peter and seconded by Mike the Board voted unanimously to approve the meeting minutes of January 11, 2023 and January 20, 2023.

On a motion by Peter and seconded by Mike the Board voted unanimously to enter executive session at 5:32 P.M.

On a motion by Peter and seconded by Mike the Board reconvened regular session at 6:55 P.M.

In executive session Ellen provided an overview of Assessing procedures and the laws that govern assessing, in particular the laws and guidance that govern valuation of land classified under Chapter 61A.

Ellen stressed that as Assessors we deal solely in value, in valuing chapter land the Town adopts the per acre values as established by the FVAC.

The Board discussed the 40 to 60 guidance that was created by the Department of Corporations and Taxation. The office has contacted the Department of Revenue and it has been determined that this guidance is still in effect.

The Board heard from Craig Weston, who detailed many of the changes that have taken place in the Cranberry Industry since 1977.

Craig presented maps detailing the use of land surrounding the bogs in question.

The Board informed Craig that no decisions would be made this evening, and requested that he set up an appointment with Joe to go over all of the applications and review any changes to be presented.

In executive session the Board reviewed real-estate abatement applications for parcels 7-24-A, 18-8-25, 18-8-28, and 32-1-2

In executive session the Board reviewed personal property abatement applications for parcels: 5-8-A, 94-16-W, and 130-2.

The Board reconvened open session at 6:40 P.M.

In regular session and on a motion by Peter and seconded by Mike the Board voted unanimously to grant real-estate abatements for parcels: 7-24-A, 18-8-25, and 18-8-28.

In regular session and on a motion by Mike and seconded by Peter the Board voted unanimously to grant personal property abatements for parcels: 5-8-A, 94-16-W, and 130-2.

In regular session and on a motion by Peter and seconded by Mike the Board voted unanimously to deny a real-estate abatement application for parcel: 32-1-2

New Business:

The Board reviewed a Right of First Refusal for map 14 Lot 10_1.

On a motion by Mike and Seconded by Peter the Board voted 2-0 with Ellen abstaining to not exercise their right of first refusal.

2023 MVE Commitment #1

The Board reviewed and signed 2023 MVE Commitment #1 which consisted of 12,065 bills totaling \$1,454,388.46

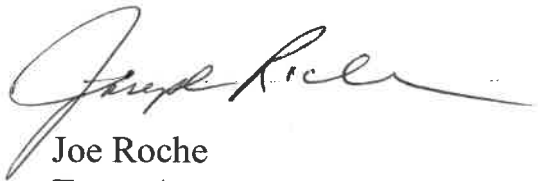
Office Update:

Deadline to file for abatements was on February 1st – we received 32 abatements for Fiscal Year 2023. In Fiscal Year 2022 the Town received 45 abatement applications.

Joe and Ellen spoke about attending the Plymouth County Legislative Breakfast at the Duxbury Senior center on January 27th.

On a motion by Mike and seconded by Peter the Board voted unanimously to adjourn at 7:36 P.M.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Joe Roche", with a long horizontal flourish extending to the right.

Joe Roche
Town Assessor