

**Carver Select Board
Meeting Minutes
Carver Town Hall, 2nd Floor
November 19, 2019 - 7:00pm**

In Attendance: Chairman Ronald Clarke, Vice-Chairman Mark Townsend, Robert Belbin, Sarah Hewins & Elaine Weston

Absent: Alan Dunham & Town Administrator Michael Milanoski

Chair led the meeting with the Pledge of Allegiance and Clarke read the community prayer.

Citizens Participation: Donna Forand: 12/7 (Pearl Harbor Day) is the 2nd annual laying of the wreaths beginning at 10am at Union Cemetery- donations are still needed.

Request for Appointment: Fence Viewer- Donna Forand is interested in being appointed as a Fence Viewer. Hewins feels the position should be filled by someone with qualifications such as a land surveyor, etc. Belbin noted there are no by-laws in place for a fence viewer.

Motion to approve appointment by Townsend, second by Clarke.

Vote 2-2

Chair requested this be put on the next agenda.

Chair made announcement that the Tuleno, Inc. d/b/a Fiesta Charra public hearing scheduled for 7:10 and the Blight/Nuisance update scheduled for 8:00 will be cancelled.

Tax Classification Hearing: Board of Assessors Chair Michael Paduch and Gail McAleer of PK Assoc. presented.

On the matter of the Tax Rate - the Board of Assessors voted a residential factor of 0.903739 which is a 145% shift of the tax burden from the residential and open space property to the commercial, industrial and personal property classes.

For the Open Space discount, the Board of Assessors voted not to grant an Open Space discount which would shift the tax burden from the open space property class to the residential property class. Hewins questioned the sub-divisions with open space. Board of Assessor's member Ellen Blanchard explained that when there is an open space sub-division each parcel takes on the tax burden of the open space equally and although it is designated as 'public', it is not necessarily open to the general public, but rather the public being the owner of the parcels. Blanchard also stated that no other towns that she is aware of have any parcels that are taxed separately as 'open space' even though they were designated as open space by the towns.

Steve Pratt stated that how Assessor's value parcels vs. area in town designated as open space are two different things.

Motion not to grant an open space discount by Townsend, second by Belbin.

Vote 4-0.

For the Residential Exemption, the Board of Assessors voted not to grant a residential exemption which would shift the tax burden within the residential class from residents to part-time residents.

Motion not to grant a residential exemption by Townsend, second by Hewins.

Vote 4-0.

For the Small Commercial Exemption, the Board of Assessors voted not to grant a small business exemption which would shift the tax burden within the commercial properties to other commercial and industrial properties. This would shift the tax burden from businesses with less than 10 employees to larger businesses which Carver mainly does not have.

Motion not to grant a small commercial exemption by Townsend, second by Belbin.

Vote 4-0.

The Board of Assessors recommends a residential factor of 0.903739 which is a 145% shift of the tax burden from the residential and open space property to the commercial, industrial and personal property classes. This would be a \$200 increase for a home assessed at \$329,300.

Steve Pratt stated that the purpose of the Town Building Study Committee years ago was to find a way to build infrastructure without effecting residential taxes. Personal Property over the last 20 years has grown immensely. Having a lower tax rate for residents hasn't caused a housing boom in Carver. Maximizing new growth will sustain revenue. The 'average' tax bill increase in the past has been:

2019: \$256 2018: \$219 2017: \$434 2016: \$146 2015: \$73

Clarke stated that personal property new growth has been diverted into the newly created capital stabilization fund to give the town the tools to maintain the infrastructure.

Belbin confirmed all figures presented are based on the 145%.

Townsend confirmed the shift was increased last year from 140% to 145%.

Motion to approve the residential factor of 0.903739 by Hewins, second by Townsend.

Vote 4-0.

Select Board Update:

Belbin: Mentioned several items including training at Town Hall, codification of by-laws, update of Center St, hazardous waste day was a success, would like signs on street for next year, would like something done with Wade St. deed, auction revenue.

Discussion between all on what is appropriate for Select Board update since these items are not posted on the agenda and cannot be commented on. Clarke to get an opinion from Town Counsel in writing on if this is allowed.

Hewins: Veteran's Day breakfast went well, would like to have the employee survey be anonymous.

Townsend : Veteran's Day breakfast and Cranberry Village events were well attended and thanked everyone. 12/5 is the Police union toy drive, 12/7 is Council on Aging craft fair, wreaths across Carver & Shane Gives thanks community Christmas fair.

Clarke: Old Colony Regional Voc. Tech. HS invited the Select Board for lunch on 12/5 & the Cranberry Country Chamber of Commerce luncheon on 11/22 for any members Board members that would like to attend either event.

Notification of Possible Disbanding of Committee/Boards: Notice has been given to the following committees that no longer meet or serve its original purpose: Audit Committee, Bike Path Committee, Carver Municipal Affordable Housing, Municipal Playground, OPEB Study, Open Space, Tax Relief Study Committee, Town Buildings Study Advisory Committee & Pre-Disaster Mitigation Committee.

Approval of Energy Reduction Plan for Green Communities Grant: This is the last requirement of the Town to submit to become accepted as a Green Community.

Motion to approve Energy Reduction Plan by Townsend, second by Hewins.

Vote 4-0.

Minutes:

Motion to approve minutes of 10/15/19 by Townsend, second by Hewins.

Vote 4-0.

Minutes of 11/5/19 will be amended and placed on next agenda for approval.

Motion to approve amendment of minutes by Hewins, second by Townsend.

Vote 4-0.

Motion to adjourn by Belbin, second by Townsend at 9:00 pm.

Vote 4-0.