



TOWN OF CARVER ASSESSOR'S OFFICE

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Cranberry Land USA

February 7, 2017

Present were Chair Mike Paduch Member Peter D. Sullivan, Principal Assessor Dee Vicino, Finance Director Meg LaMay and Town Administrator Michael Milanoski. The meeting was held at the Assessors Office Meeting Room at 5:30 p.m.

Minutes – No minutes were reviewed as there were taxpayer's that were not on the agenda but wanted to speak with the BOA. This will be tabled until after the taxpayer speaks or the next meeting.

Exemptions – Upon a motion by Peter and seconded by Mike Paduch all Exemption applications that were submitted and complete were approved and signed by the Board. The vote was unanimous.

Hardship – There were two applications submitted. One application was the wrong application and submitted with insufficient paperwork, Dee will return this paperwork to the tax payer along with the correct application and let them know they can refile. The second application was complete, review, discussed and voted to grant the Actual Bill hardship which is the unpaid portion of the taxpayers FY2017 tax bill, motion by Peter, vote was unanimous.

Abatement – Susan + Christopher Vincent came to the meeting to discuss the changing of the acreage of their parcel Map 124 Lot 17-0. The Vincent's came to the January meeting but due to the lack of a quorum there was no official meeting, so they agreed to come back this evening to present their case to the BOA. They want to know why in FY16 the Director of Assessing Ellen Blanchard changed their acreage from 3.3 acres to 7.8 acres and what qualifies her to make the change to the land with no proof since she is not a land surveyor. She claims she used MASS GIS it is 3+ not 7; the taxpayers utilize MASS GIS themselves and again they come up with 3+; not 7. The Vincent's also stated how Ellen didn't notify them of the change and because the dollar increase for 2016 wasn't large they didn't realize it or notice it until they were filing for 61A in the fall of 2016. They were dropping off their 61A applications to the Assessing office and Susan asked Ellen about it and Susan feels Ellen treated her rather rudely, wouldn't answer her questions regarding this especially as to why they weren't notified and Ellen stated sorry I've had this on my desk since February – I'll send you a letter and then shut her office door. Michael M. looked at the documents that are in the folding involving the property location and asked if there are any special conditions attached since it's in the state forest and Susan stated her family has always only been able to claim ownership of the "bogs" (which is 3.3 acres) but doesn't have know of anything in writing. Dee will try to contact a state forester to see if he is aware of anything or if there are any right of ways or easements. The Vincent's said they will also look for more information and any information they find they will share and the board said that we will do the same. Hopefully we will be able to resolve this soon. The Vincent's thanked everyone and left.

Michael M. and Meg left as they had a Board of Selectmen meeting that was going to start in 20 minutes and they wanted to go prepare for that. Michael asked Dee to make sure to tell

the Board of Assessors of some recent issues that have come to our attention recently thru the tax collector's office. Dee assured Michael she would mention the situation.

In mid-January a taxpayer applied for a build permit at Pine Ridge Way condominium and was denied because of a tax title on the "bog" that actually is part of the condominium complex. In 2015 the former director Ellen Blanchard created a parcel for the bog to developer of the condominium complex as he leased the bog to a cranberry company according to an addendum to the Master Deed. The developer states it is still part of the complex and the rights belong to the Condo Association and it is not taxable so right now it is a mess. According to the tax collector Paula she at one point was told by Ellen that it shouldn't be taxable, but Ellen never deleted the parcel, so it never went away and is now in tax title. I have done a lot of research but I have to call DOR and DL Law and have a discussion on how to handle this situation as it is very unique. If it is wrongly done, the town will have 8 of 58 it to resolve the parcel and make it legally be dissolved. Until then I will keep you informed.

Abatements – Review of late filing 61A abatement applications, farming excise applications and 1 clerical error abatement application for a fireplace. Motion by Peter to accept. Votes were unanimous to grant the abatements.

Mike and Peter review and signed the monthly reports for January.

As there was no other business to come before the Board, the meeting adjourned at 6:30 p.m. upon a motion by Peter and seconded by Mike, the vote was unanimous.

Next meeting is February 21, 2017 at 5:30

Respectfully submitted,

Dee Vicino, MAA
Principal Assessor