



TOWN OF CARVER ASSESSOR'S OFFICE

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Cranberry Land USA

May 12, 2020

Present: Chair Mike Paduch, Members Peter Sullivan and Ellen Blanchard, Assistant Treasurer/Collector Craig Schoaf, Finance Director Meg LaMay

Meeting called to order: 4:08PM by Chairman Mike Paduch

Review of Minutes:

Motion made by Ellen Blanchard to approve minutes for 3/10/20 as presented, seconded by Peter, vote to approve 3-0

Motion made by Ellen Blanchard to approve Minutes of Exec Session as presented, seconded by Peter, vote to approve 3-0

Motion made by E Blanchard to approve 4/22/20 and 4/28/20 minutes as presented, seconded by Peter, vote to approve 3-0

Omitted & Revised :

Board (all 3 members) signed the Tax List and Warrant for Reassessed Taxes:

Federal Road solar – revise FY20 bill so it is in agreement with solar payment schedule.

Andrew's Pt Realty Trust – approve name change.

Review and approve Collector write-off of FY13 and FY14 uncollectible MVE:

Bills are still flagged at Registry, but we have past practice of only keeping 5 fiscal years on the books. Requesting approval from Board to write off these 2 fiscal years. The Town can still collect via Deputy Collector.

All Board members signed off on Schedule of Uncollectible MVE.

Tax deferral certificates:

April 22, 2020 meeting MR (taxpayer) was approved for Clause 18A hardship deferral. She doesn't want this – looking for a hardship exemption (Clause 18 – requirements = age, infirmity and poverty as of 7/1) – this was not explained to the resident when she was given the application. Resident will be mailed the

Affidavit of Hardship by T/C office - which is only to waive penalties and interest on FY20 bill. The Board voted (unanimously) to change the 18A from granted to denied.

CC – 41A deferral – taxpayer has COVID-19 – she cannot mail back 41A deferral application – not allowed by lifecare center. Motion made by Ellen Blanchard to extend the deadline until taxpayer is no longer in quarantine (while using FY19 41A application as a placeholder) and is able to submit paperwork. Seconded by Mike Paduch. Voted 3-0 to approve.

CW – Board signed the 41A deferral.

Discussion of MGL Ch.59 Sec. 2D:

If the value of real estate is decreased by more than 50% of the building (not land), the Town shall refund the pro-rated portion of taxes for the current year. The Town rescinded section 653 and we did not opt out of Ch.59 Sec. 2D.

Resident in Town lost house in a fire in February – according to this Section, the Town should grant an abatement of taxes on house (pro-rated portion) since 2/29/20. CS will do more research with Assessing consultant and DLS Law to verify. The Town has until 3/1/21 to either grant or deny the abatement. Next steps will be taken after legal guidance is provided (either have resident fill out abatement form or have Board take a vote).

No Old Business

No Status Updates

Executive Session:

Motion made by Ellen Blanchard, second by Peter, Vote 3-0 to convene to Executive Session under MGL Ch.30A, §21(a)(7) to comply with, or act under the Authority of MGL ch.59, §60

1. To review, discuss and sign exemption forms
2. To review, discuss and sign abatements
3. To review, discuss and sign lien releases

Next meeting:

5/26/20 @4PM

Motion to adjourn at 5:44 (3-0)

Respectfully submitted,

Meg LaMay

Finance Director