



## **TOWN OF CARVER ASSESSOR'S OFFICE**

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*Cranberry Land USA*

### **August 18, 2020 Minutes of the Board of Assessors Meeting**

Present: Chair Mike Paduch, Members Ellen Blanchard and Peter Sullivan, Assistant Finance Director Craig Schoaf, Meeting called to order: 5:27PM by Chairman Mike Paduch

#### ***Review of Minutes:***

No minutes to review.

Motion to change meetings back to 5:30. Made by Ellen Blanchard, 2<sup>nd</sup> by Peter Sullivan (3-0)

#### ***Citizen Participation:***

No residents attended

#### ***NEW BUSINESS:***

Updated the Board on the Appellate Tax Board Notices received the week prior. Craig gave the Board copies of complaint submitted to the ATB along with the property record cards. Explained the issue before ATB. The Assessor's Office will be working with Rick Holland of KP Law to respond to the complaint.

FY21 Omitted and Revised – Personal Property commitment signed by the Board. These businesses closed before the January 1, 2020 assessment date and they were never input into the system so preliminary bills were generated. This makes the accounts inactive and decreases the preliminary commitment accordingly.

Board signed Motor Vehicle Excise Commitment/Warrant #4

Discussion about solar/chapter land – The Department of Revenue recommended that the Board of Assessor's make a vote in regards to solar use on chapter lands. The current position of the Town and DOR is that if a solar project exceeds the 125% allowance on solar energy production on a parcel, then the land leased by the solar company must be removed from Chapter 61A.

Motion to abide by Massachusetts General Laws Chapter 59, 61, 61A and 61B to not exempt land that is used for solar, that exceeds Chapter 61 Section 2A allowance, until such time as the law changes.

Motion made by Ellen Blanchard, 2<sup>nd</sup> by Peter Sullivan (3-0)

Discussion on Housing PILOT Agreements currently in place – There are two Housing PILOTs that are set to expire, one in 2021 and the other in 2022. One agreement is for a non-profit housing development and the other is for a for-profit development requiring two different formulas for calculating PILOTs. Ellen Blanchard noted that it is better to look at this item sooner, rather than later.

Motion to bring this item to Town Counsel to make sure state law has not changed

***No Old Business***

***Status Updates***

***Executive Session:***

Motion to enter executive session at 6:36. Motion by Peter Sullivan, 2<sup>nd</sup> by Ellen Blanchard. (3-0)

Board approved FY20 RE abatement for Key #1953

Board approved FY20 PP abatement for Key #5359

Motion to leave executive session at 6:51 by Peter Sullivan, 2<sup>nd</sup> by Ellen Blanchard (3-0)

***Any other business:***

***Next meeting:***

To be determined. Craig will email the Board with the next meeting date. Possibly September 8, 2020.

Motion to adjourn at 6:51 by Peter Sullivan, 2<sup>nd</sup> by Ellen Blanchard (3-0)

Respectfully submitted,

Craig Schoaf

Assistant Finance Director