

TOWN OF LUNENBURG
BOARD OF ASSESSORS
P.O. BOX 135
LUNENBURG, MA 01462

Minutes from BOA (Board of Assessors) meeting held: May 4, 2023.

Location: In person at the Lunenburg Town Hall and broadcast over the Lunenburg Public Access Channel.

The meeting was opened at 3:00 PM.

Members Present: Chairman Richard Letarte, Board Member Kevin Fish, Board Member Christine Higdon, Principal Access CJ Carroll, Interim Principal Assessor Rena Swezey.

Open Meeting

Veterans' exemption applications were signed by Richard Letarte and Kevin Fish but not shown to the public as they are confidential. Motor vehicle applications were signed by Richard Letarte and Kevin Fish.

A 15-minute break was held for the board members to review the MFS report independently.

Report from MFS

A brief discussion about the amount listed for question 2 regarding the circuit breaker. Additional information is needed from DOR regarding this discussion.

The MFS reports will be available in the Assessors Office. This is only a general report with no specifics on individual properties. The report details the history, building values, land values, and recommendations.

Public Comment

Gina Marie Leone- 52 Pearl Street- inquiring to confirm that there is no private information available on the MFS report. Regarding the spreadsheet, Gina Marie Leone wants to know if Nate Cramer would be able to hide confidential information such as phone numbers, etc. That way the information will be available right away as opposed to the turnaround rate of editing out that information. Kevin Fish confirms there won't be any private information listed on the spreadsheet and the time frame for redated copies to become available is unknown.

Phyllis & Carl Luck -55 Sunset Lane- wants to know what the effect of this report will be on the abatement process and when will the Board of Assessors meet to discuss how the abatement process will proceed. Richard Letarte believes there won't be much of an effect as the report explains how they came up with the numbers. Phyllis Luck asks if they still need to go to the abatement hearing or if they're happy with the adjustment do you still need to go to an abatement hearing. Richard Letarte reviews the 3 available options. The options consist of

having an executive board meeting with no participation, public comment at the beginning with only new information, or an executive session. Phyllis Luck wants to know what if any effect there will be on waterfront properties that didn't apply for an abatement request. Richard Letarte confirms they will get the new bill that they received earlier. Kevin Fish states that without an abatement application, they are unsure if any adjustments can be made. Carl Luck wants to know when the meetings will no longer be remote. Kevin Fish states that people can come to meetings in person.

Dave McDonald – 155 Island Road – wants to know if the form will be available today in the Assessors Office. Kevin Fish shares that it will be posted online on the Assessors webpage but may take a little bit to get physical copies in the office. Dave McDonald has heard that recently people are finding assessors on their property and leaving blue cards behind. Kevin Fish confirms that has received similar information but hasn't had a chance to fully explore that information.

Alex Yawer- 226 Sunset Lane– questioned whether the abatements will be done individually or across the board. Richard Letarte confirms that there will be a discussion on every single abatement and will use Nate Cramer's suggestions as a basis.

Motion to Approve Report from MFS

Kevin Fish makes a motion to approve the report from MFS for the town of Lunenburg Massachusetts waterfront properties, seconded by Richard Letarte. The motion is approved.

Adjournment

Motion to adjourn and enter into executive session and not return to the open meeting by Kevin Fish, Seconded by Richard Letarte. All in favor.

The meeting adjourned at 3:43 PM.