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FEB 08 2023

LUNENBURG TOWN
CLERK OFFICE

**SELECT BOARD
MINUTES
January 10, 2023
Town Hall, 17 Main Street and via ZOOM**

Members present: Michael-Ray Jeffreys, Chairman; Tom Alonzo, Vice Chairman; Lou Franco via ZOOM, Clerk; Todd Dwyer, Heather Sroka

Also Present: Heather Lemieux, Town Manager; Cathy Clark, Deb Lincoln, Anthony Sculimbrene

Public comment participants are listed in the meeting minutes.

Chairman Jeffreys called the meeting to order at 7:00 p.m. He asked everyone to stand for the Pledge of Allegiance. He announced in accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being recorded and broadcast live over the Lunenburg public access channel and Facebook Live and it will be uploaded to the Lunenburg public access YouTube channel within 24 hours after the meeting.

The agenda lists all the topics which may be discussed at this meeting and are those reasonably anticipated by the Chair. Votes may be taken as a result of these discussions. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by the Open Meeting Law.

The meeting room was filled to capacity with residents concerned about the increases in their recently issued property tax bills.

Mr. Jeffreys stated on November 8, 2022, the Select Board voted to effectively decrease the tax rate from \$17.19 to \$14.62 cents per one thousand dollars of value for Fiscal Year 2023. Overall residential values increased by about 23% such that the average single family home is valued at \$470,164 dollars; the average single family residential tax bill is \$6,873.80 per year and is approximately \$438 per household more than the last fiscal year. The average single family home has realized a 52% increase in value over the past five years and the average single family home had a property tax increase by about 19% over the same period. Over the past week members of the Select Board and I have received communications from residents around Hickory Hills Lake, Lake Shirley and Whalom Lake who are concerned about what is being reported as a significant increase in home and/or property valuations and a corresponding spike in taxes. Some residents have reported a 30% tax increase, some have reported a 50% increase and a few have reported taxes more than doubling or nearly tripling. The majority of the correspondence speaks to how such increases are astronomically unaffordable and how it negatively impacts one's ability to continue to remain in town for those working, raising a family and for those in or near retirement. Many residents want to know why this has happened, why they weren't provided with any information that such an increase could even occur and how this can be resolved before third quarter payments are due. This is obviously extremely troubling, the entirety of this board understands that tax increases have a disproportionate impact on seniors, retirees and all those on fixed incomes or of limited means. This is why the Select Board intends to bring forth a bylaw at this spring's Annual Town Meeting that will provide some tax relief to those seniors who've helped build our community and who want to remain here throughout retirement. I want to clarify that while the Select Board has many functions, individual property assessments are not one of them as per the Town Charter. The elected members of the Board of Assessors answer to the voters and have the duty to annually make fair cash valuations of all real estate and personal property subject to taxation within the town. They recommend and apply the rate that this board sets to

those valuations. The Board of Assessors also reviews abatements and all requests related to valuations and tax assessments.

My colleagues and I think of Select Board meetings as a public forum for all residents. We understand that many people watch these meetings on TV and online, and that discussions here have influenced elsewhere within town. I hope that tonight and whenever necessary that my fellow neighbors and friends take advantage of the opportunity our democracy provides to let your voices be heard. Next week when the Principal Assessor returns from paternity leave he will attend this meeting and provide clarifications to help explain these valuations and be available to answer general questions from the public. That will occur right after the meeting begins. Residents can attend and participate in person or remotely via Zoom. Tonight Town Manager will read a statement from our Principal Assessor and then I will open the floor to public comments.

Ms. Lemieux read the notice aloud:

"The Assessor's Office, according to guidelines set forth by the MA Department of Revenue, must use market data to value each property in town at its full and fair cash value. One of these guidelines is to stay within a certain assessment to sales ratio. This means that properties similar to yours that sold in 2021 (the year analyzed to reach 2023's values) are the basis for property valuations.

The past couple of years has seen a significant increase in purchase prices, not only in Lunenburg, but statewide and nationally. This is the reason for the base increase in value across the board, but it is also the reason for the corresponding decrease in the tax rate from \$17.19 per thousand in 2022 to \$14.62 per thousand in 2023. State law prevents towns from taking advantage of this market shift by collecting more taxes more than the annual increase. This means that an unusually high increase in taxes on your property is tied to sales of properties similar to yours. Again, according to DOR guidelines, we must make these changes to assessed values according to actual sales.

This year we saw an unprecedented increase in sale prices on waterfront property in Lunenburg. In order for us to assess waterfront properties correctly, we must use actual sales to determine assessments. Otherwise, we would not be able to achieve the required assessment to sales ratio that the Department of Revenue requires.

Any taxpayer who feels their assessment does not reflect the value of their home as of the assessment date of 1/1/2022 is encouraged to file a real estate abatement no later than February 1, 2023 along with any supporting evidence (i.e. sales of homes similar to yours, incorrect public record data, recently completed appraisals). The Board of Assessors will then determine if your value is fair.

Please keep in mind that your January tax bill does not necessarily reflect the dollar amount of your tax bills moving forward. Any fiscal year that an assessed value increase occurs, that increase is reflected only on the January and April bills (also referred to as Actual Bills). The July and October bills were preliminary and calculated based on the prior year's information. So your annual tax increase is condensed into two tax bills rather than spread across four bills. The best way to calculate what your annual taxes are is to multiply the assessed value by the \$14.62 tax rate/ 1000 (.01462)."

Ms. Lemieux added on a personal note, I'm extremely sympathetic to the many taxpayers that have voiced their disbelief upon receiving their recent tax bill. As the Assessor's office has done with all the calls, emails and foot traffic coming to their office, I would encourage everyone to file an abatement if you do not feel your value is fair and that has to be done by February 1st to the Board of Assessors. As noted by the Chairman, the Principal Assessor is currently out on paternity leave and returning on January 17th. He will be attending next week's meeting to answer detailed questions. I myself will do everything possible to help guide taxpayers through the process by relaying important information from the Assessors and seeking answers to your questions.

Mr. Jeffreys reviewed ground rules for public comment with those attending.

John Fortune, 50 Hemlock Drive, and the President of the Hickory Hill Landowners Association, was speaking on behalf of them as well as the Lake Shirley Improvement Corporation and anyone who owns waterfront property in town. He referred to the November 8th tax classification hearing. He acknowledged that taxes increase, but for everyone, not just a few. He suggested the board repeal the tax classification hearing vote.

Mr. Alonzo noted the only thing the Select Board has control over is whether we have a single tax rate for all property owners or a dual tax rate between businesses and residents. We don't approve or disapprove of the plan from the Assessors because they are an elected body. That's the only thing that's decided on at that classification hearing. The Assessors have that authority, so that's the only purview of that meeting.

Ken Chenis owns two properties located at 17 Page Street and 265 Sunset Lane. He stated my lake property taxes went up significantly and my non-lake property taxes went down as did many others that I've heard from. In spot checking other owners of non-lake and lake properties, I have found similar characteristics. Land values around the lake more than doubled and this drove overall valuations very high, whereas non-lake land values stayed relatively stable resulting in modest valuation increases. My concern is the Principal Assessor seems to have focused his attention exclusively on lake properties, possibly applying a blanket 135% increase to all land values and in doing so unfairly assigned a greater portion of the town's tax levy on lake property owners. Due to the significant difference between a professional assessment and the Town assessment, I will be filing for an abatement, but I'm asking the Select Board if they can investigate the practices followed by the Assessor's office. I believed the Principal Assessor when he spoke at the Select Board meeting on November 8th where Mr. Alonzo asked was there any type of home or area of homes that saw a large increase in residential value than others and the answer was not significant this year. I think I reflect many fellow property owners' sentiment when I tell you we don't feel 135% increase in value is slight. We also don't feel a 30 to 50% increase is not significant as such. The Select Board and the townspeople have been misled by the Principal Assessor's tax impact summary prior to their vote to approve the single tax rate levy proposal.

Mary Perkins, 62 Ruth Street, has lived in Lunenburg for 30 years, building my forever home in 1993 on Lake Shirley. We pay voluntary dues of \$300 and fundraise somewhere around \$35,000 - \$40,000 a year for our weed control and other expenses to keep the lake clean. The land my house sits on went from \$250,000 in 2021 to almost \$600,000; a 136% increase on the overall assessment. The overall increase including my house went up 66%. My adjacent empty lot is just an empty lot, you can barely get to the lake from the lot. I don't plan on doing anything with that property, but that property tax (valuation) increased from \$232,000 to \$545,000; a 135% increase for a vacant lot; no septic, no town services. I'm 64 years old, and ready to retire. I am being priced out of my home.

Joanna Bilotta-Simeone, 362 Sunset Lane, stated her taxes increased as well. This happened to the lake residents about 10 years ago and we had the luxury of being notified and invited to a collaborative meeting to understand why it was going to happen, what the percentages were, so when you got that tax bill you knew it was coming and to prepare. I'm really upset that we didn't have that conversation prior to this.

Donna Saiia, 32 Sandy Cove Road, stated the assessment on her property is a 135% increase. This increase seems to be not taking into consideration the property itself or where it's located. I moved to a desirable location because I wanted a pleasant life; I chose this house. I do expect property values to go up, but I don't understand how land value goes up 135% and not have something wrong with that equation. I am asking for this to be looked into and to be

questioned by the Select Board. Talk to the Board of Assessors and find out why and how these numbers were made.

John Tata, 135 Flynn Road, requested the board take some action and do something positive about it.

Paula Bertram, 312 Townsend Harbor Road, is seeing the same type of increase and it is unaffordable. She and her husband are approaching retirement age and now potentially going to be forced out, as is my son who purchased his home on Hickory Hills Lake. My question is a budgetary one. Each year when you do the budget, you put aside a certain amount of money for abatements. Given the hundreds of people that have been overtaxed, I am assuming that that number is going to be woefully short. What are the Select Board and Finance Committee going to do to correct that; what is going to be the financial solution?

Joe Gaunt, 761 Flat Hill Road, asked if he was going to be billed the same amount in each quarter as the actual bill he received yesterday. Mr. Alonzo explained the first two bills, Quarter 1 and 2 are estimated. You take the sum of those two, subtract it from what your actual bill is and then you have two quarters to pay the difference. The difference that you're getting the increase in is two times what it would be if it was spread around four quarters. So your actual estimate if everything stayed the same is your actual estimate next year. Mr. Franco recommended Mr. Gaunt request an abatement as this will trigger an inspection.

Malin Scott Foreman, 9 Fire Road 15A, stated he does not receive any town services, everything he does has to be done ½ mile away from his residence. His house is 480 square feet. He was assessed at almost \$500,000. He hoped that the Select Board thinks about these things in the future. It's really hard for people that are living on fixed incomes to be able to maintain.

Tim Murphy, 97 Island Road, stated his last quarterly bill paid was \$1500, the bill received for this quarter was over \$3200.00. He noted even if you file for an abatement, you have to have your tax bill paid by February 1st. So you can't just file your abatement and wait to see if something's going to happen. The Assessors have to review it. They can approve it by looking at the problem that you've outlined or they could deny it and if they take no action after 90 days, it's deemed denied. So it's going to be a long process. The other thing is that Ms. Bertram alluded to money set aside for possible abatements. You've got 500 houses in Hickory Hills and Lake Shirley that are affected by this increase; \$116,000 was set aside, so if all 500 people got relief and there are probably other places in town where people deserve abatements other than these people, everybody gets \$230. We need to figure out what to do and maybe not have so much money in Free Cash. I don't know what authority you've got, but you have a lawyer and you've got to take a look at what you can do to fix this problem and it's got to be fixed soon because I'm talking to people that are telling me they can't sleep at night since they got their bill. So I'm urging you look at your Free Cash and figure out what you can do because the \$116,000 set aside by the Assessors is not going to cut it.

Katie Kissel, 82 Peninsula Drive, asked if you successfully get an abatement you don't get the money until January of the following year? Mr. Franco stated it is definitely not immediate, it's a protracted process. The time an abatement application is filed an action must be taken on it or else it's deemed denied after three months, then if the taxpayer does not get the relief that they're looking for or thinks that the abatement decision is unjust, they can appeal to the Appellate Tax Board who then has another three months to act on it, so right there you're looking at six months potentially.

Joel Swenson, 17 Ruth Street, stated when you actually look at the sales data there were about 160 homes sold in Lunenburg in 2021 and of the lake properties there were only 14, so the percentage of lake properties that were actually sold were only eight percent of the total. This was used to make a decision to increase the assessment value specifically on the lake individuals. It's a very small percentage of homes that were used to make a decision.

It is a statistical anomaly. We're being targeted based on a low amount of actual data. It's no secret to anybody that in a pandemic time period in 2021 there was a huge influx of people moving from Boston areas and the sales did go up. The trouble is next year when there is zero sales of lake homes, the Assessor is not going to decrease the amount of money that they've now levied upon us.

Dawn Gearin, 9 Crescent Terrace, a Lunenburg teacher, stated she will have to get a part-time job if her taxes double.

Linda Vickery, 169 Peninsula Drive, asked questions about her tax bill as her building value went down, but her land value went up very high.

Dave MacDonald, Island Road, asked where the common sense is and asked the Select Board to help them.

Carol Hatch, 41 Hilltop Lane, stated many people have lived on these properties for a very long time, hoping to retire here.

Eric Pettis, 43 Hemlock Terrace, bought his 1400 square foot home in 2007 and it has never been updated. My taxes went from \$1800 to \$3900 quarterly. He believed a mistake has been made and they need to be made accountable. He requested the board to do the right thing.

Michael Bartnowski, 85 Island Road, asked if the board had ever seen a tax increase of 100%.

Mr. Jeffreys stated that while they are providing a forum for public comment, the Board of Assessors is the authority to make these assessments. We certainly will be working with them. Mr. Alonzo stated he has never seen this in as broad an area, nothing of this nature.

Derek Fairchild, 21 Birch Island Way, stated he could understand this more if the increase was over time but with inflation that is newsworthy. He believed this is a mistake.

Assessor Richard Letarte, 262 Lancaster Avenue, appreciated everyone's comments and noted people had made good points, but reiterated that the Department of Revenue sets the standards that the Assessors have to abide by. He encouraged people to file abatements and we will do what we can and work with you.

Bill Hudson, 90 Hemlock Drive, stated his land and his mother's property values went up 135%.

John Rabbitt, 214 Townsend Harbor Road, stated with regard to having only 12 to 14 pieces of property generating your analysis is fundamentally flawed. I would suggest that while you really have no jurisdiction you might have the ability to initiate an investigation as an independent group into the methodology that we used.

Nathan Katics, 605 Reservoir Road, asked what are the standard operating procedures for the Board of Assessors office. Where are they published? He asked what deems a property as waterfront?

Alex Yawer, 226 Sunset Lane, noted if even 250 out of 500 file for an abatement, what's the likelihood of all 250 getting done in three months? Someone's going to lose out at the end even if they file an abatement because they don't have time to get to them.

Debbie Lincoln, 46 Hemlock Drive, stated you cannot put a price tag on good will and community and trust and you just did.

Gina Leone, 52 Pearl Street, stated she was not from here but her fiancé grew up here and saved every penny so he could live on Lake Shirley. Where is that money going? It's a public lake. Are you going to put a police boat on the lake every weekend, are you going to take care of us? What are you going to do to make us stay?

Another resident, name unknown, stated his family owns 56 and 68 Pine Acres Road and their taxes went up 137%. We are not millionaires but if anyone wants to buy our property for a \$1.2 M, come talk to me.

J. Senja Morgan, 22 May Street, via ZOOM, stated she owns a summer home that cannot be used year round and is shared with other family members.

Tania Moyon, 68 Pine Acres Road, stated she thought her tax bill had a typo when they opened it. Everybody is asking where are we going to get the money to pay this in three weeks. Property taxes go up every year but 135%? When I can't pay my bill in three weeks, what happens?

David Hart, 253 Fire Road 16, has lived here his entire life but they can only use for a summer residence for 6 months of the year. We don't have heat or water in the winter. My assessed value is almost \$600,000 for a .27 acre lot.

Paula Bertram stated this is an unheard increase for all these people and myself. She asked the board to call an emergency meeting of the Finance Committee for line item transfers into the abatement line. She also asked going into the budget cycle for next year and town meeting that a serious amount of free cash be reallocated to fix this mistake.

Martin Thomas, 30 Peninsula Drive, stated it's been said that the Principal Assessor and the Board of Assessors have to function subject to regulations promulgated by the MA Department of Revenue; do those regulations require a distinction between lakefront and non-lakefront property or was that distinction something the Town of Lunenburg took upon themselves to do? Mr. Alonzo stated the Principal Assessor will be present next week to answer those technical questions.

Debra Yawor, 226 Sunset Lane, stated in the information that I saw there was a notation that next year there will be a formal assessment by the state. If none of this is corrected, are they going to come in with the baseline understanding that this is where we start?

Carl Derner, 291 Sunset Lane, asked the following questions:

Why haven't the last two years of qualifying sales and resulting assessment values been posted? When was the current assessment done? Why weren't the results communicated sooner? Is it reasonable to impose such significant additional costs with just a couple weeks' notice? What were the criteria applied to set the increase to waterfront and land values at 135 percent? What is the average increase to non-waterfront land values? Is there a precedent for biased assessment of waterfront land values in neighboring towns within the Commonwealth? Are we to expect further increases to building values as well? What are the plans for senior tax relief mentioned in recent Board of Assessors meeting minutes?

Other residents came forth and commented on their situations. Kathleen Oliver, 15 Crescent Terrace, asked if the town could appeal to the state to overrule this. Sandra Perko, 64 Spring St. Ext., stated if you're under two acres in Lunenburg, you're not given the freedom to build anything beyond what the Conservation Commission allows, so is there an allowance for that in all this crazy assessment?

Betty Macdonald, 155 Island Road, asked what steps are you going to take to financially prepare (for next week), are you going to look at the budget, are you going to come back with some kind of suggestions?

Mr. Fortune returned to the podium to ask how long does it take for any one abatement to go through the process? What is the length of time for one because there's going to be hundreds and is it something that is reasonable that can get done in the 90 days?

The board members stated they would look into this situation and do what they could to find the answers to the questions. Mr. Jeffreys stated the Principal Assessor will be at their meeting next week to answer the questions asked tonight. The board waited until the room cleared before resuming the meeting.

Announcements

Mr. Franco announced the pancake breakfast tomorrow morning at the Senior Center on Memorial Drive.

INTERVIEWS/APPOINTMENTS/REAPPOINTMENTS/RESIGNATIONS

300th Anniversary Committee Interviews

Deb Lincoln, 46 Hemlock Drive, stated I've been involved in the town in a number of capacities; the Historical Society, I've been the roving news reporter when we had a Lunenburg news program. I've been a poll worker and I've been on PACC. I'm currently the Council on Aging Chair and we have a unique opportunity here with our senior citizens because they can bring us back to what Lunenburg used to be. I am a proud Lunenburg High School graduate, 2028 will be my 60th reunion year and as an alumni association member I will pledge to get them as involved as we can. I know a lot about Massachusetts and we are 108 years past the first town that became part of Massachusetts so we have a lot of history of other towns who have done a 300th anniversary. I can draw on a lot of things that other communities have done. For the 275th I stood on this very stage for First Connect and sang as part of an a cappella group for the entertainment. I was an actor in the pageant and I helped coordinate the two-hour parade. The board thanked Mrs. Lincoln for stepping forward. Mr. Franco stated the board has previously expressed relative to other boards and commissions an aversion of having spouses on the same committee or board. However, I don't think that needs to apply here; the 300th Anniversary Committee is a special purpose committee, it is not a permanent standing committee and it will be dissolved once it once it has fulfilled its function.

Motion: T. Alonzo

2nd: H. Sroka

To approve Deb Lincoln, 46 Hemlock Drive, to be a member of the 300th Anniversary Committee

Vote: Ms. Sroka-aye, Mr. Dwyer-aye, Mr. Franco-aye, Mr. Alonzo-aye, Mr. Jeffreys-aye

Mrs. Lincoln thanked the board.

Cathy Clark, 275 Cross Road, via ZOOM, stated I've been living in town for 30 years and raised my children here, open to business here. I'd like to do it because it's fun, I'd like to contribute how I can in terms of helping from my business. I did attend the 2003 celebration and the 275th parade and I was very impressed by the sense of community and that's always been important to me. I have a lot of ideas. The board believed Ms. Clark was a welcome addition to the committee.

Motion: H. Sroka

2nd: T. Dwyer

To appoint Cathy Clark, 275 Cross Road, to the 300th Anniversary Committee

Vote: Ms. Sroka-aye, Mr. Dwyer-aye, Mr. Franco-aye, Mr. Alonzo-aye, Mr. Jeffreys-aye

Ms. Clark thanked the board.

Mr. Jeffreys noted the third applicant, Anthony Sculimbrene, 5 Valley Road, had moved to town recently and was a member of the APDC and the Municipal Building Design Committee. Mr. Sculimbrene via ZOOM, stating he has always been interested in history, and has some experience in centennial celebrations. He felt he learned somethings about planning them.

The board believed Mr. Sculimbrene would also be a good addition to the committee.

Motion: T. Alonzo

2nd: L. Franco

To appoint Anthony Sculimbrene, 5 Valley Road, to the 300th Anniversary Committee

Vote: Ms. Sroka-aye, Mr. Dwyer-aye, Mr. Franco-aye, Mr. Alonzo-aye, Mr. Jeffreys-aye

Mr. Jeffreys stated tonight's meeting was atypical due to the lengthy public comment and as such we do not have communications from other boards this evening to review and we do not

have appointments this evening. Our discussion on ARPA is not primed for this evening and so we will look to have that discussion next week or on the 31st. Under current business we will plan to do committee reports at our next meeting. Our next meeting will be January 17th and then on January 31st.

PUBLIC COMMENT:

Ms. Lemieux stated the obvious outpouring of people attending tonight demonstrates the issue that at hand; there's a lot of takeaways and a lot of research that needs to be done after tonight and what our alternatives will be going forward and hopefully have some answers soon.

Pete Lincoln stated this could have been a volatile situation; you handled it incredibly well. I think our townspeople handled and expressed themselves well.

Ms. Sroka asked if there's any way to know if this situation happened in other towns with lakefront properties; if the same kind of thing is happening in other areas of Massachusetts.

Mr. Alonzo stated tax assessments are public record so we could find out about them. There are neighboring towns like Boxborough or Harvard and there have been complaints on social media, but I think there always are this time of year. He thanked Mr. Jeffreys for opening up the meeting and allowing people to speak. I think that is so important. It was clear to them that we are listening and now we have a lot of work with the Board of Assessors, the Principal Assessor and ourselves about what do we do about this.

Mr. Dwyer to Mr. Jeffreys stated one question that I think we should look into moving forward is we have a good comparison right here at Lake Shirley; what did the Shirley property taxes do because there's a number of houses in Shirley on the lake. Did they see a similar increase? Mr. Alonzo added and by that same token on Lake Whalom in Leominster. Mr. Franco to Mr. Jeffreys, stated that's a good point and I also wanted to echo what others have said about your leadership in conducting this meeting tonight. It was a tough topic but it was very productive. He thanked Ms. Sroka for covering the Council on Aging meeting today. He agreed with Mr. Dwyer's points about seeing what Shirley has done with people on Lake Shirley, that's a place to start as well as Leominster on Whalom Lake. The path of least resistance is first talking to our own Assessor's office because they kind of know what's going on in surrounding towns, but then beyond that maybe contacting the Assessors' offices in these various towns. Short of that you would have to actually go up and look at all of this information, but compiling it would be a huge task.

Mr. Jeffreys stated what we saw tonight was a community that has confidence that this board is able to resolve their concerns. Even as I stood toward the exit as people were leaving earlier they were thankful they had the opportunity and felt heard tonight. I would ask the board to allow Mr. Alonzo and me to work with the Town Manager over the next week or so on what this plan ahead looks like and address these needs. I know a lot of this is going to unfortunately fall on Town Manager because it is kind of the perfect storm in terms of staff not being in the office and other issues. What we saw tonight was a community that's trusting but trust is always situational and it's always shaky. People really want information and if we cannot deliver that information in a reasonable timely manner there's going to be problems. There's also financial questions about what do we do to help adjust this. If there is an adjustment that needs to be made, how do we do it? We may need to plan for a Select Board meeting next Tuesday prior to the actual 7 PM meeting.

Motion: T. Alonzo

2nd: H. Sroka

To adjourn the meeting

Vote: Ms. Sroka- aye, Mr. Dwyer-aye, Mr. Franco-aye, Mr. Alonzo-aye, Mr. Jeffreys – aye

The meeting adjourned at 10:07 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Elaine M. Peterson". The signature is written in a cursive style with a large, stylized "E" and "P".

Elaine M. Peterson

Executive Assistant to the Town Manager