



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

Minutes from the Board of Assessors meeting held: October 7, 2014

The meeting opened at 5:45 pm. Present: Chairman, Louis Franco, Board Member, Matt Papini, Sr., Regional Assessor Harald Scheid and Louise Paquette, Administrative Assistant. Board Member, Christopher Comeau was not present.

Board reviewed and approved current expense vouchers, abatements, warrants, commitments, September 2, 2014 minutes & payroll.

Louise presented 35 Statutory Exemption applications to the BOA to review. After reviewing the applications, the Board voted to approve all 35 applications totaling \$22,704.00. BOA also reviewed and approved 4 Veteran's V22D applications (applications of surviving spouses whose spouse died as a result of a combat connected disease). Harald explained that the applicant is fully exempt of real estate taxes each year as long as they continue to file their yearly application; they continue to own and occupy the property and do not remarry. (Exemption amount will be posted after the generation of bills).

New & Revised Chapter Application Reviews & Approvals:

- (1) Chapter 61B : Partial Release of three parcels of land on Holman St. (lien recorded under owner Sandra Lane) – parcels identified in Plan Book 501, Page 2 as Lot B (34.27 acres) , Lot C (5.52 acres) and approximate 100 acre parcel identified as Map 21, Parcel 11. Land remaining under Chapter 61B: 168 acres pending sale to Town of Lunenburg. (approved at 2014 ATM)
- (2) 61B / Recreation: Three parcels of land on Holman St. (formerly owned by Sandra Lane and under 61B classification ) New Owner: Daron Massey- Total Chapter Acres: 134.78 – (Lien signed by BOA- to be recorded)
- (3) 61A / Agricultural/Horticultural: Two parcels of land on Lancaster Ave. (formerly owned by Walton & Joan Kilbourn and was under Chapter 61A classification) & APR Land – Transfer of Ownership & Applicant: Sunshine Nominee Trust - Total Chapter Acres: 78.79. (Lien signed by BOA- to be recorded)
- (4) 61 A / Agricultural & Forest Management Plan Renewal : 189 Howard St., Jacobson, Arthur & Donna - Plan certification is in effect from January 1, 2015 to December 31, 2024 – Total Chapter Acres: 65.17
- (5) New FY16 Chapter 61 Forest application and approved Forest Management for property located at 1083 Northfield Rd. (30.79 acres). Owners: Cole, Tanner & Kimberly - Forest Management

Plan will take effect January 1, 2015 for the fiscal year beginning July 1, 2015 to December 31, 2024. (The Classified Forest Land Tax Lien will be prepared for the next meeting).

- (6) Release of: Chapter 61A Agricultural/ Horticultural approved and lien signed by BOA - 5.3 acres of land located at 253 Highland St. Owner: Michael A.E. Ciccone, Jr. Rollback taxes paid 10/7/2014 in the amount of \$3,037.09 for five years 2011-2015. Lien release to be recorded.
- (7) New Application received from Hickory Hills Landowners, Inc. seeking classification under Chapter 61B for property located at 210 Island Rd. (parcel 23-24). Harald stated that under Chapter 61B, the organization may declare that the land be available for specific public uses, or alternatively, hold the land under a natural, wild, or open condition. BOA voted to not take action at this time until they receive clarification of the intended use. The application did not clearly indicate the purpose between holding the land in a natural, wild or open condition or the land be held for recreational purposes. The BOA recommended that Harald send a letter requesting clarification on which of the two qualifying uses the Hickory Hills Landowners, Inc. will be putting the land. They also requested that if the organization wishes to restrict all recreational use and pursue the Chapter 61B classification under the statute's open space alternative, the BOA will require that a Certified State Forester's Management Plan be filed.

BOA voted to review the remaining Annual Chapter applications which were filed on or before October 1<sup>st</sup> at the next meeting.

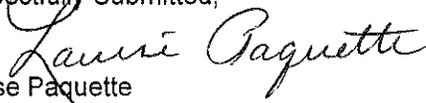
Harald spoke on the assessment finalization & tax rate setting schedule. He reported that we are still waiting on the DOR to get back to us regarding growth and certification of values. He explained that the DOR seem to be having difficulty with solar project valuations. (Chase Rd. & Pleasant St. properties) Harald reported that he has spoken with the Town Accountant and she feels that "we are fairly well pulled together for recap" but she is awaiting the borrowing schedule for the school. She reported to Harald, as far as she knows, there is no Special Town meeting planned.

Harald suggested that the FY16 Capitol Plan review be tabled for this evening; BOA agreed.

The Board voted to meet next on Tuesday, November 4, 2014 at 5:45 pm.

Meeting adjourned at 7:25 pm.

Respectfully Submitted,

  
Louise Paquette  
Administrative Assistant  
Office of the Board of Assessors