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

Minutes from the Board of Assessors meeting held March 3, 2015

The meeting opened at 5:45 pm. Present: Chairman, Louis Franco, Board Members, Matt Papini, Sr., Christopher Comeau, Assessor, George Bourgault and Louise Paquette, Administrative Assistant. Feb. 3,, 2014 minutes, current expense vouchers, abatements, warrants, commitments & payroll.

Louise presented (2) two Chapter 61B Recreational Land releases and re-recordings for applications that were previously reviewed and approved. The releases were to correct ownership on the properties which were recorded under their parents' names.

Louise reported that the Collector has received the Roll-Back taxes committed on 12/23/14 in the amount of $4,712.38 for the property located at 90 West Townsend Road. Louise will contact the previous owner regarding the procedure in releasing the Chapter 61B recording.

The Board reviewed and voted to grant (2) two Exemption applications totaling $1,150.00. (V1 & E2)

Louise informed the Board that the MVE bills for the 1st Commitment for 2015 and 7th commitment for 2014 were mailed on February 24, 2015. The 1st Commitment for 2015 includes 10,823 invoices totaling $1,134,116.25. The 7th commitment for 2014 includes 325 invoices totaling $8,723.37.

Before beginning the scheduled review of this month's abatement applications, George Bourgault under the advisement of Harald Scheid, requested that the Board review again the application from Centro GA, Lunenburg Crossing LLC of 301 Massachusetts Ave. The Board reviewed and discussed the reason for the filing of the abatement application. The Applicants' focus is on the in-line retail space which has struggled and is experiencing considerable vacancy. After reviewing, the Board voted to affirm their denial to not grant the abatement. They recognized that even a small adjustment to the estimated anchor rents would yield a value that in in agreement with the valuation, Moreover, they felt that the value for this property at approximately $76.00 per square foot is conservative and is supported by strip center sales. Louise reported that the Abatement Notification and Findings will be mailed to the applicant within the next week.

George presented (11) eleven Real Estate abatement applications and (1) one Personal Property abatement application. Two applications for properties located at 73 Pine Grove Road and 64 Pine Grove Road were denied by the Board.

Granted: (9) Nine Real Estate applications & (1) Personal Property applications

Name and Address	Account ID	Personal Property	Real Estate	Total Abated
DUBUIS, GLENN W - DUBUIS LIVING TR				
7 CLINTON RD	078-025		$71.45	$71.45
BOURN, RICHARD S				
107 YOUNGS RD	115-029		$825.48	$825.48
				(Continued on next page)

Name and Address	Account ID	Personal Property	Real Estate	Total Abated
Town of Lunenburg / formerly JGL Young Rd Tr.				
98 YOUNGS RD	115-037		$814.00	$814.00
Town of Lunenburg / formerly Hickory Hills Lake				
485 TOWNSEND HARBOR RD	034-831		$770.80	$770.80
Town of Lunenburg / formerly Benham, Richard				
360 WEST ST	078-013		$1,121.70	$1,121.70
Town of Lunenburg / formerly McAvoy, George				
1162 MASS AVE	061-039		$1,236.61	$1,236.61
Town of Lunenburg / formerly Lane, Saundra	021-017			
300 HOLMAN / RENAMED 0 HOLMAN	NEW ID# 021-017-001		$1,367.18	$1,367.18
DENAPOLI, JOHN P TRUCKING CO				
515 RESERVOIR RD	Bill # 140	$ 261.24		$261.24
JOHNSON, JO ANNE				
601 LEOMINSTER RD	111-003		$1,185.30	$1,185.30
Totals	10	$ 261.24	$ 7,392.52	$ 7,653.76

Louise reminded the Board that the Citizens Party Caucus will be held on March 16, 2014 at the Turkey Hill Middle School at 7 pm. Christopher Comeau announced to the Board that he will not be seeking reelection for a three year term.

Next meeting will be held on Tuesday, April 7, 2014, 2015 at 5:45 pm.

Meeting adjourned at 7:20 pm.

Respectfully Submitted,

Louise Paquette
Administrative Assistant
Office of the Board of Assessors