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

Minutes from the Board of Assessors meeting held April 7, 2015

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

Board reviewed and approved current expense vouchers, abatements, warrants, commitments, payroll and March 3, 2015 minutes.

The Board reviewed and signatures were notarized to approve the filing of a Chapter *61A (Classified Agricultural Land)* Release for property previously owned by Richard W. Brown of 90 West Townsend Road. Louise reported that RE taxes in the amount of $4,712.38 was collected on February 15, 2015 for Roll-Back taxes for years 2011 through 2015.

Harald reported that George Bourgault did receive a call (after the last meeting) to inspect the property located at 131 Leominster-Shirley Rd. *(RE abatement application was filed on 1/20/15 by Michael Padula, Trustee of The Rental Equipment CO Realty Trust).* Harald requested that the Board review their "denial" decision from the prior meeting and review the findings gathered by George after the inspection. After reviewing the findings of the inspection, the BOA voted to deny again the application for abatement. The value the Applicant was seeking did not include the site prep, concrete or concrete finishing. The applicant will be sent notification of their decision.

BOA is in receipt of 7 ABC applications (Religious & Charitable Organizations) seeking FY16 property tax exemptions. Harald presented all the applications for review and approval. They are as follows:

- Lunenburg Historical Society (History Museum) – 10 School St. - **Granted**
- Twin City Baptist Temple – (Religious Education) - 194 Electric Ave - **Granted**
- Twin City Baptist Temple – (Vacant Land) – 190 Electric Ave. – **Denied**
- Twin City Baptist Temple – (Vacant Land) – 101 Pleasant St. - **Denied**
- CIL Realty of Massachusetts, Inc. – (Group Home) - 463 West Townsend Rd. - **Granted**
- The Institute of Professional Practice, Inc.- (Group Home) - 67 West St Terrace - **Granted**
- Seven Hills Community Services, Inc. – (Group Home) - 308 West St. - **Granted.**
- United Parish Assembly, Inc. – (Religious Education & Administration)- 39 Main St. – **Granted**
- Lancaster Land Trust – (Conservation Education) 0 Rear Kaleva Rd. - **Granted**

Louise reminded the Board that The Commonwealth of Massachusetts requires Boards of Assessors to immediately tax new structures at full valuation upon issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy. Properties undergoing significant improvements in which the resulting building value increases by 50 percent or more are also subject to immediate taxation upon completion. Prior to this statutory enactment, the extent of taxation for the upcoming fiscal year was the building's construction status on June 30th. She informed the Board that FY 15 Supplemental Bill notification letters will be sent to approximately 29 tax payers with new construction and Certificate of Occupancy issued by the Building Department.

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Louise reported on FY15 Overlay. The opening balance (from recap) is $207,330.39. The overall total abatements processed are $133,262.09 with ending balance of $74,068.30.

Harald reported in a Memorandum to the Town Manager an estimated Fiscal Year 2016 New Growth Estimate. He stated based on an analysis of active building projects and projected qualifying developments to date, he estimates that Lunenburg will realize new taxable valuation of approximately $17,500.00 generating new growth of $320,000.00.

Harald stated that he will be working on lot splits, maps and creating a FY16 test file for Real Estate billing. He also stated that he has been contacted by the property owner of 400 Holman St. regarding Roll-Back taxes on this property.

Harald presented a letter to Chris regarding his outstanding 20 plus years of service to the Town and the Board of Assessors. *(See attached)*

Next meeting will be held on Tuesday, May 5, 2015 at 5:45 pm.

Meeting adjourned at 6:20 pm.

Respectfully Submitted,

Louise Paquette

Louise Paquette
Administrative Assistant
Office of the Board of Assessors

Town of Lunenburg

Office of the Board of Assessors

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Louis J. Franco, Chairman
Matthew J. Papini, Sr., Member
Christopher M. Comeau, Member

Harald Scheid, Regional Assessor
George Bourgault, Associate Assessor
Louise Paquette, Administrative Assessor
Sheila Craigen, Assessing Clerk

April 7, 2015

Christopher M. Comeau
819 West Street
Lunenburg, MA 01462

RE: Your Outstanding Tenure – Our Illustrious Leader

Dear Chris,

On behalf of your staff and the Board of Assessors, past and present, we want to thank you for your 20-plus years of outstanding service to this office and the Town.

Words can't express how sad we are to see you leave this office. You have been without a doubt our most reliable and respected member. We could always count on you. Your well thought out opinions on matters coming before the Board truly helped us navigate challenging situations.

We wish you well as you undertake new interests. Think about us now and again. Know that you will always be regarded a good friend and colleague.

Thank you Chris,

Louis J. Franco

Matthew J. Papini

Harald M. Scheid

Louise Paquette

Sheila Craigen