



Town of West Boylston
Board of Assessors
140 Worcester Street
West Boylston, MA 01583
774-261-4040

Minutes of the Board of Assessors Meeting held on January 12, 2017.

Members Present: Brad Dunn, Jim Swalec, Harald Scheid, Diane Peterson

Meeting brought to order at 6:35 P. M.

1. The following documents were signed. Jim Swalec motioned to approve the below listed items and Brad Dunn seconded motion
 - a) Minutes for November 2016 BOA Meeting
 - b) 2016 Motor Vehicle Abatements for December
 - c) Gateway Billing Reports – Actual FY2017
 - d) Statutory Exemption 41A Application - VP
 - e) Revised Assessment Commitment & Warrant – At the end of the re-evaluation process, DOR asked that WB remove neighborhood 5. Those that live in that area were not billed for land value (just building).
 - f) State-owned land – DCR takeover
2. Billing & Tax Rate Update – The WB Hearing with Selectman was held on December 14, 2016. Documentation was sent by Diane Peterson to the Selectman as a follow-up action. The following documents were distributed and review:
 - Valuation 2017 Brochures
 - Tax Classification Hearing overview
 - Department of Revenue – Bureau of Local Assessment Directives (from audit)
3. Proposed New Growth Estimate for FY2018 - \$115,000 (conservative); Cumberland Farms completed, 38 Apartments on North Main Street (25% affordable), approximately 10 new homes to be completed.

New Business

None

Other Business

Status of filing Real Estate ATB Case – CECO Realty LLC (court date moved from December 2016 to May 2017, Harald Scheid) & Woodhaven (court date rescheduled for May 2017, Diane Peterson)

Holy Cross Update – HC will be financially responsible for 15/hours per week at the library for the next 5 years. Currently 60 units. The assessed value was discussed and will be re-evaluated

Cumberland Farms Update -none

Verizon New England ATB case update – Settlement documents were distributed similar to 2003. Case is based on landline communication depreciation schedules. West Boylston will owe payments for 2010 & 2011 with no interest. Amounts were calculated by Diane and will be saved until the appropriate time. The Board of Assessors reviewed the settlement amounts and voted:

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“Board of Assessors is in favor of proposed Verizon settlement subject to receiving formal agreement.”

Motion by Jim Swalec; second by Brad Dunn.

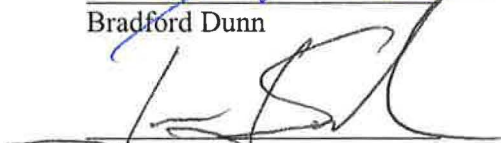
Curtis Industries TIF – Final agreement available for review.

Motion by Jim Swalec and seconded by Brad Dunn to adjourn the meeting at 7:35 pm

The next BOA meeting is scheduled for February 9, 2017.



Bradford Dunn



James Swalec

Rich Duguay