

**Town of Concord
Board of Assessors Meeting Minutes
March 29, 2018**

Present: Jim Sommer, Chair, Christian Fisher, Cynthia Rainey, Tom Matthews and Andrea Okie
Staff: Lane Partridge, Town Assessor
Others: Elissa Brown and Alan Schneyer

The meeting was called to order at 7:02 P.M.

FY2018 ABATEMENT APPLICATIONS

158 Laurel St.

This is a colonial style home with 2,477 SF of Effective Area. Mr. Partridge visited the property and recommends changing the condition of the house from Good to Average which will bring the depreciation down to 77% from 82%. This would result in an abatement of \$19,800 for a new value of \$682,800.

Ms. Brown stated that she believes the house is a contemporary style and not a colonial style home. She stated the home has no curb appeal and it is in need of repairs. She also believes the grade should be lowered from 3 to 4.

The Board explained that for a home to be classified as a contemporary it would have to have many cathedral ceilings and high roof lines. This house is a square box style home which is in line with the look of a Colonial Style home. The Board agreed with Mr. Partridge's recommendations.

On a **MOTION** made by Mr. Matthews, seconded by Ms. Rainey, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

18B, 190, 200 Garfield Rd.

These lots were originally a large piece of land that was subdivided into 3 lots. Access to the lots is by a small road that originally was granted a special permit to be constructed as a driveway. The special permit expired and the owner is claiming that the properties are not buildable because the permit has expired. Mr. Partridge has spoken with Elizabeth Hughes, Town Planner, and she stated that the owner could get the special permit reinstated if they applied for it.

The owner of the properties stated that the 3 lots are no longer buildable. They are looking for a letter from a lawyer that they claim to have that states this fact. The owner stated that they have no plans to build on the lots. Mr. Partridge informed them if that is the case then they could combine the lots, put a conservation restriction on the lots or gift them to a conservation organization as possible means of reducing their value. For now, they are still 3 buildable lots and will be valued as such. After discussion by the Board,

On a **MOTION** made by Ms. Rainey seconded by Ms. Okie, on a 4 to 1 vote it was **VOTED** to **DENY** the request for abatement for **18B Garfield Rd.** as recommended by staff. Mr. Fisher voted against the denial.

On a **MOTION** made by Ms. Rainey seconded by Ms. Okie, on a 4 to 1 vote it was **VOTED** to **DENY** the request for abatement for **190 Garfield Rd.** as recommended by staff. Mr. Fisher abstained from voting.

On a **MOTION** made by Ms. Rainey, seconded by Mr. Matthews, it was **UNANIMOUSLY VOTED** to **DENY** the request for abatement for **200 Garfield Rd.** as recommended by staff.

MINUTES

March 15, 2018 – Regular Session

On a **MOTION** made by Mr. Matthews, seconded by Ms. Okie, it was **VOTED** to **APPROVE** the minutes as amended of the Regular Session meeting of March 15, 2018. Ms. Rainey abstained from voting.

March 15, 2018 – Executive Session

On a **MOTION** made by Mr. Matthews, seconded by Mr. Fisher, it was **VOTED** to **APPROVE** the minutes of the Executive Session meeting of March 15, 2018. Ms. Rainey abstained from voting.

TOWN ASSESSOR

Mr. Partridge stated that Rick Ladd has resigned his position with the town and has taken a new position in North Andover. He wished him well and said he will be posting the job. While this is our busy season we will be able to get everything done.

BOARD COMMENTS

The Board discussed the draft of the Comprehensive Long Range Plan. They questioned where the information concerning assessments and taxes came from because they did not site their sources. Mr. Sommer will suggest to the committee that they site their sources for clarity on how the information was obtained. With regards to Commercial Values Concord was compared to Bedford stating that Bedford was 38% higher than Concord. The Board wondered what value we were being compared to. It was noted that most of the information in the statistics come from information from the 2005 – 2015 tax years. The Board stated that it seems like the information is very scattered and the committee needs to narrow down their focus and have it remain a constant throughout.

Mr. Partridge stated in the previous Long Range Plan, preserving Open Space was a main goal of the plan. This affects the Board of Assessors because it could affect how the Board views Chapter Land. Preserving Affordable Housing was also a main goal of the previous plan.

Mr. Sommer will send his comments to the Long Range planning committee asking them to note their data sources and narrow down the years they are covering.

TOWN ASSESSOR

Mr. Partridge stated that there are 9 applications for abatement left to process. Five of them are on Virginia Rd. and are part of a large complex that went into bankruptcy and foreclosure a few years ago. Four years ago they applied for abatement and the Board had an appraisal done by Johnathan Avery. Abatements were given on all the buildings. The current owners paid considerably less for the properties because of the bankruptcy and subsequently sold one of the buildings for \$7,000,000

NEXT MEETING

The next meeting is scheduled for April 23, 2018 in the Clock Tower Room at the Harvey Wheeler Community Center at 7:00 P.M.

EXECUTIVE SESSION

At 7:52 P.M., on a **MOTION** made by Mr. Fisher and seconded by Mr. Matthews it was **UNANIMOUSLY VOTED by Roll Call Vote:**

Ms. Rainey – Aye
Mr. Fisher – Aye
Ms. Okie - Aye
Mr. Matthews - Aye
Mr. Sommer - Aye

to enter into executive session in compliance with the Open Meeting Law’s purpose #7 (“To comply with, or act under the authority of, any general or special or federal grant-in-aid requirements”) and for the purpose of considering CPA Exemption Applications, Statutory Exemption Applications, discuss ATB cases and to adjourn thereafter.

The Board Entered the Executive Session

Respectfully submitted,

Carolyn Dee
Sr. Administrative Assistant