



Office of the Board of Assessors
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Edward A. Holland, Jr.
Chairperson

Lisa M. Alberto

Donald W. Howes

Meeting: October 24, 2019

Starting at 5:00 PM

Attending: Lisa Alberto Don Howes and Teri Gonsalves

Minutes taken by: T. Gonsalves

Motion made by D. Howes, and seconded by L. Alberto to accept the minutes for the meeting held on October 15, 2019
L. Alberto – yes D. Howes – yes

Motion made by D. Howes, and seconded by L. Alberto to accept the executive minutes for the meeting held on October 15, 2019
L. Alberto – yes D. Howes – yes

Meeting Item:

Division of Local Services sent a letter to the BOA regarding the valuation of property located at 300 South Main St. This parcel is owned by one party that leases 14.72 acres to BWC Origination 19, LLC, the Town has a Solar PILOT Agreement with BWC that includes 8.68 acres of land. The PILOT indicates the land value will be include in the agreement. The land value cannot be included in the agreement and must be assessed to the recorded property owner as of January 1, G.L. c. 59, s. 11. The letter notes the Town cannot alter the general laws relating to property taxation, either by granting exemptions that are not authorized in the general laws or by exempting property from tax by agreement.

The Board reviewed the information received and voted to put the 8.68 acres of land back on the tax rolls. The Board also approved separating the wet land as a single line item on the property record card and applying a 90% discount to the wet land. The 14.72 acres of land leased by the property owner to the solar company will be valued with one acre at full industrial value and the remaining 13.72 acres valued at excess industrial value.

L. Alberto – yes D. Howes – yes

The BOA Members signed the revised, LA4 that will be resubmitted to DOR for approval, the LA10 will be revised to show the value change (this must be released on Gateway to be resubmitted).

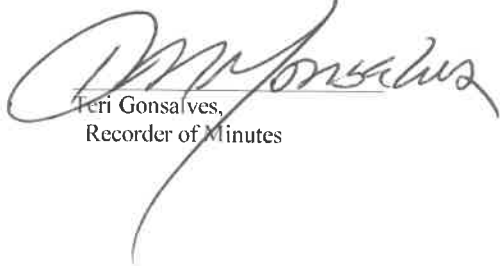
Executive Session N/A

Meeting adjourned at 5:27 PM

Edward Holland, Jr., Chair


Lisa Alberto, Member


Donald W. Howes, Member


Teri Gonsalves,
Recorder of Minutes