



TOWN OF ROCKLAND

Board of Assessors
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Chairman:

Dennis M. Robson

Vice Chairman:

Lisa M. Flaherty

Member:

Charles E. Wehner

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Assistant Assessor/Appraiser

Debra J. Krupczak, MAA

Minutes of BOA Meeting February 12, 2013

Chairman Dennis M. Robson called the meeting to order at 6:08pm.

In attendance were Chairman Dennis M. Robson, Vice Chairman Lisa M. Flaherty, Member Charles E. Wehner, Assessor/Appraiser Ms. Debra J. Krupczak, and taking minutes Administrative Assistant Ms. Denice R. Alexander.

The Assessors reviewed and approved the January 15, 2013 BOA meeting minutes and Chairman Robson signed.

The Assessors approved and signed the bill vouchers for Plymouth County Registry of Deeds \$25.25, and for WB Mason for \$78.24 totaling \$103.49.

The Assessors reviewed and signed end of the month reports for Motor Vehicle Abatements for FY 2010 \$25.31 and FY 2012 \$197.61 totaling \$ 222.92.

The Assessors reviewed and signed the end of the month reports for Real Estate Abatements for FY 2013 Personal Exemptions \$13,100, and (1) Clause 41A deferral for \$3,314.13, and (2) Real Estate abatements for \$4,724.03 totaling \$21,138.16.

Chairman Robson made a motion to approve the February un-posted Motor Vehicle Abatements for FY 2012 \$327.40 and FY 2013 \$3,005.93 totaling \$3,333.33. The motion was 2nd by Member Charles E. Wehner. All in favor. Signed.

Chairman Robson made a motion to deny (2) Motor Vehicle Abatements for Capital Lease Group Ltd. The motion was 2nd by Member Charles E. Wehner. All in favor. Signed.

New Business:

FY 2013 Real Estate Exemptions

Approvals

- A motion was made by Chairman Robson to approve (1) Financial Hardship Clause 18. The motion was 2nd by Member Charles E. Wehner. All in favor.
- A motion was made by Chairman Robson to approve (2) VET Clause 22 exemption totaling \$800.00, (1) VET Clause 22E exemption totaling \$1,000.00, and (6) Senior Clause 41C exemption totaling \$6,000.00. The motion was 2nd by Member Charles E. Wehner. All in favor.

Denials

- A motion was made by Chairman Robson to deny (1) Financial Hardship Clause 18. The motion was 2nd by Member Charles E. Wehner. All in favor.
- A motion was made by Chairman Robson to deny (1) Senior/Surviving Spouse Clause 17D. The motion was 2nd by Member Charles E. Wehner. All in favor.

FY 2013 Real Estate Abatements

Assessor/Appraiser Krupczak presented the list of FY 13 Real Estate and Personal Property Abatement Applicants. She informed the Board that she was in the process of setting up inspections.

Approvals

- A motion was made by Chairman Robson to approve full Abatements for Abatement #1 and Abatement #47. The motion was 2nd by Member Charles E. Wehner. All in favor.

Denials

- A motion was made by Chairman Robson to deny (2) Abatements for Abatement #39, and Abatement #9. The motion was 2nd by Member Charles E. Wehner. All in favor.

Town Meeting Articles for FY 14

Assessor/Appraiser Krupczak informed the Board that she was putting together Town Meeting Articles to transfer \$20,000 in overlay surplus for FY 14 interim and \$20,000 for Year 3 of the Cyclical Inspections. Assessor/Appraiser Krupczak also presented the Board with the option for a Personal Property Limit of less than \$1,000 of valuation.

- A motion was made by Chairman Robson to submit a Town Meeting Article to establish a minimum value of \$1,000 for personal property subject to taxation. The motion was 2nd by Member Charles E. Wehner. All in favor.

GIS/MAPS

Assessor/Appraiser Krupczak informed the Board that she was finishing up her current Map/GIS contract with Global Mapping Associates. She informed that Board the Town's GIS has been completed updated to Level III standards by the James W. Sewall Company through a MassGIS grant and approved by MassGIS. The latest Assessors maps were produced through ACAD but Neil MacGaffey at MassGIS recommended keeping the GIS updated and printing the maps from GIS. She suggested that the Board take a look at a couple of other towns that have excellent GIS/Maps. The Board was interested and suggested that the Assessor/Appraiser look further into this and possibly set up a few presentations in order for them to see how it could improve our current GIS and Map system. The Board suggested that she may want to put in a Town Meeting Article for additional funding.

Land Donation Manzella & DiGrande

Assessor/Appraiser Krupczak informed the Board that she received notice that Manzella & DiGrande had written to the Selectmen that they would like to donate three unimproved land parcel to the Town of Rockland. Map 21 Parcels 7 and 1 and Map 14 Parcel 64.

Deeds

Assessor/Appraiser Krupczak discussed with the Board that the upcoming name change on the Tri-Town deeds will trigger an enormous amount of backup along with the deeds and result in an exorbitant cost for receipt of this deed from the Plymouth County Registry of Deeds. She asked Chairman Robson in his capacity of Chairman of the Board to see if he could find out when this transfer will occur.

Plymouth County Cooperative

Assessor/Appraiser Krupczak discussed the Plymouth County Cooperative desire to bid for revaluation services. She said that she would give the Board more information as she receives it.

Office Update

Budget

- Assessor/Appraiser informed the Board that she needs an additional \$775 for FY13 salary. The Board decided that she should request a reserve fund transfer if she is unable to absorb the increase within the current budget.

Vacation

- Assessor/Appraiser informed the Board that she would be taking vacation from February 25 to March 4.

The BOA will tentatively meet on Tuesday, March 19 @ 6pm. Assessor Krupczak will send reminders to the Board.

Chairman Dennis M. Robson motioned to adjourn the meeting at 7:15pm. Member Charles E. Wehner 2nd the motion. All in favor.

Dennis M. Robson – Chairman