



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Chairman:

Dennis M. Robson

Vice Chairman:

Lisa M. Flaherty

Member:

Heidi S. Hosmer

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Assessor/Appraiser

Debra J. Krupczak, MAA

Minutes of BOA Meeting September 16, 2013

Vice Chairman Lisa M. Flaherty called the meeting to order at 5:00pm.

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

The Assessors reviewed the August 13, 2013 BOA meeting minutes. Chairman Robson made a motion to accept the minutes. Assessor Hosmer 2nd the motion. The minutes were approved 2-0 with Vice-Chairman Flaherty abstaining. Chairman Robson signed.

The Assessors approved and signed the bill vouchers for \$36.25 Plymouth County Registry of Deeds, \$40.00 PCAA, and \$50.00 Commonwealth of Massachusetts totaling \$126.25.

The Board approved and signed the August 2013 end of the month posted Motor Vehicle Abatements totaling \$1,451.33. Signed.

Chairman Robson made a motion to approve the September 2013 un-posted Motor Vehicle Abatements totaling \$2,263.26. The motion was 2nd by Vice Chairman Flaherty. All in favor. Signed.

Chairman Robson made a motion to deny a Motor Vehicle Abatement Application dated August 14, 2013, as per Mass General Law Ch. 60A §1; Assessors may not grant an abatement that is less than \$5 or results in a motor vehicle excise of less than \$5. The motion was 2nd by Vice Chairman Flaherty. All in favor. Signed.

Chairman Robson made a motion to accept and sign the FY 2015 Application for Agricultural or Horticultural Land Classification Chapter 61A, for Louise McCarthy, 0 Beech St., Assessors' Map 82 Parcel 16 The motion was 2nd by Vice Chairman Flaherty. All in favor. Signed.

New Business:

Willow Pond Condominium Complex

The Assessors reviewed letters from Sharon Williams and Gail Wiencko regarding being assessed in error for a detached garage in Willow Pond Condominiums. The assessments have been corrected for Fiscal Year 2014 but unfortunately the Board of Assessors does not have the jurisdiction to abate prior years without a timely filed abatement application. Where extraordinary or clearly mitigating circumstances are demonstrated which justify a taxpayer's failure to have utilized the standard abatement process, the Board of Assessors may submit an application to the Commissioner of Revenue pursuant to MGL Chapter 58 Section 8 for authority to abate. However after reviewing IGR 92-206, the Assessors did not believe either property owner established that she met the criteria. Chairman Robson made a motion not to submit an application to the Commissioner of Revenue under MGL Chapter 58 Section 8. Vice-Chairman Flaherty 2nd the motion. The motion passed 2-0 with Assessor Heidi Hosmer abstaining.

Assessor/Appraiser Krupczak will send a letter to all the condominium owners at Willow Pond to verify garage ownership.

Open Meeting Law

Assessor/Appraiser Krupczak presented the Board with the Open Meeting Law for their review and signatures. Signed.

Office Updates:

Assessor/Appraiser informed the Board that pk Valuation Group is in the process of conducting Personal Property & Commercial Property inspections and the Residential cyclical will be resuming soon.

The next BOA meeting is tentatively scheduled to meet on October 15, 2013 @ 5pm. Assessor/Appraiser Krupczak will send reminders to the Board.

Chairman Robson motioned to adjourn the meeting at 5:40pm. The motion was 2nd by Vice Chairman Lisa M. Flaherty. All in favor.

Dennis M. Robson – Chairman