



# 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 October 15, 2012

Chairman Dennis M. Robson called the meeting to order at 6:07pm.

In attendance were Chairman Dennis M. Robson, Member Charles E. Wehner, Assistant Assessor/Appraiser Ms. Debra J. Krupczak, and taking minutes Administrative Assistant Ms. Delshaune Flipp.

The Board of Assessors approved & signed bill vouchers for the Registry of Deeds for \$36.00 and Verizon for \$32.54 totaling \$68.54 and also an encumbered bill for Global Mapping totaling \$800.00 Chairman Robson made the motion to approve. Member Charles E. Wehner 2<sup>nd</sup> the motion. All in favor. Signed.

A motion was made by Chairman Robson to approve & sign September 2012 end of the month reports for Motor Vehicle Abatement; FY 2010 for \$24.48, FY 2011 for \$43.75, FY 2012 for \$2,670.63. Member Charles E. Wehner 2<sup>nd</sup> the motion. All in favor. Signed.

Chairman Dennis M. Robson made a motion to also approve the October 1<sup>st</sup>, 2012 through October 15, 2012 Motor Vehicle Abatements for FY 2011 un-posted \$134.17 and FY 2012 un-posted \$2,000.93 totaling \$2,135.10, Member Charles E. Wehner 2<sup>nd</sup> the motion. All in favor. Signed.

Chairman Dennis M Robson made a motion to deny Motor Vehicle Abatements for Merchants #9037, 9038, 18423 and 13666. Member Charles E Wehner 2<sup>nd</sup> the motion. All in favor. Signed.

Vice Chairman Lisa M. Flaherty joined the meeting at 6:27 pm

Chairman Dennis M. Robson reviewed the August 14, 2012 meeting minutes and approved and signed. Vice Chairman Lisa M. Flaherty also reviewed and approved the September 17, 2012 meeting minutes and Chairman Dennis M. Robson signed.

### **Office Updates**

- Assessor Krupczak updated the Board on the progress of the new counter unit. South Shore Regional Vocational High School carpentry students will be back on Tuesday October 16, 2012 to finish up the moldings and it will probably be another month or so to finish and install the top drawers. She also said that Carpentry Department Head Derek Mariani commented on how much he appreciated the letter that was sent from the Assessors' office to the SSVT principal.
- Assessor Krupczak informed the board that the large scale maps are in use and have been updated through Fiscal Year 2012. She is waiting for Rob Rosa to give her the GIS parcel layer file disc so that she can email it to the Sewall Company to update the town to Level III GIS for the state funded Mass GIS project.

### **New Business:**

- Assessor Krupczak updated the board on a possible reassessment for FY 2009 Map 70 – Parcel 60. She asked the board if she could table this discussion so that she can gather more information for their review.
- Assessor Krupczak discussed with the Board her recent visit to inspect the fire damage at 340 Liberty St due to the lightning storm on July 18, 2012. Assessor Krupczak informed the board that she has received documents from the Insurance Company stating that more than 50% of the home is damaged. Assessor Krupczak discussed the need to make a preliminary adjustment for the taxpayer. The Board accepted Assessor's recommendation and Chairman Dennis M. Robson made a motion to reduce the building value to 25% of the Fiscal Year 2012 value. Vice Chairman Lisa M. Flaherty 2<sup>nd</sup> the motion. All in favor. Signed
- Assessor Krupczak updated the BOA on a surviving spouse of a 100% Disabled Veteran who had applied for a Clause 22D Veterans Real Estate Exemption. A Clause 22D exemption is a total exemption of real estate taxes for the surviving spouse of a veteran whose death was as a direct of injury or disease as a result of being in a combat zone which are reimbursed in full by the state. Assessor Krupczak explained to the Board that she emailed the application and Veterans Administration documentation to the Department of Revenue Municipal Finance Law Review, Attorney of the Day for his/her review. She received a call back from Attorney John Gannon who felt that sufficient burden of proof had been proved by the applicant. Chairman Dennis M. Robson made a motion to grant a Clause 22D full real estate exemption to Rose Smedile effective Fiscal Year 2013. Vice Chairman Lisa M. Flaherty 2<sup>nd</sup> the motion. All in favor. Signed
- Assessor Krupczak informed the Board that there were two new Chapter Land Applicants for Fiscal year 2014. Action was postponed on the new applicants to the November meeting.
- Chairman Robson made a motion to approve agricultural classification for Fiscal Year 2014 for Map 68-4, Wayne Delprete, 63-109, Lorraine Delprete and 82-16, Louise McCarthy. Vice-Chairman Flaherty 2<sup>nd</sup> the motion. All in favor. Signed.

### **Old Business:** Assessor Krupczak discussed the following Appellate Tax Board cases:

- Verizon New England FY2009 Assessor Krupczak informed the Board that she spoke to a couple of attorneys who had been involved with the Verizon New England hearing at the ATB on October 9, 2012 to see if there was any discussion on Construction Work in Progress. The Poles and Wires over Public Ways assessed taxes must be refunded but CWIP was still being negotiated. The MAAO had recommended holding off paying any refund for the Fiscal Year 2009 over-assessment until after the hearing. The Board agreed to table their decision until Assessor Krupczak spoke with Town Counsel John Clifford.
- Trust for Public Land FY2012- Assessor Krupczak updated the Board on the outcome of her negotiations with Attorney Ellen Hutchinson on a settlement. On the recommendation from Assessor Krupczak Chairman Dennis M. Robson made a motion to accept the agreed assessed value of \$2.1M for Fiscal Years 2012 and 2013. The Trust for Public Land will waive any interest payments. Member Charles E. Wehner 2<sup>nd</sup> the motion. All in favor. Signed.

Vice Chairman Flaherty motioned to adjourn the regular meeting at 7:04 pm to begin executive session. Chairman Robson 2<sup>nd</sup> the motion. All in favor

Adjourn for Executives Session at 7:13

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Dennis M. Robson - Chairman