



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 August 14, 2012

Chairman Dennis M. Robson called the meeting to order at 6:05 pm.

In attendance were Chairman Dennis M. Robson, Vice Chairman Lisa M. Flaherty, Assistant Assessor/Appraiser Ms. Debra J. Krupczak, and taking minutes Administrative Assistant Ms. Delshaune R. Flipp

A motion was made by Chairman Robson to approve & sign July 2012 end of the month reports for Motor Vehicle Abatements for FY 2011 posted \$20.31, FY 2012 posted \$533.86, FY 2011 un-posted \$210.21, FY 2012 un- posted \$210.21 totaling \$ 3,410.83. Vice Chairman Flaherty 2nd the motion. All in favor. Signed.

Chairman Dennis M. Robson made a motion to also approve August 1st, 2012 through August 14, 2012 Motor Vehicle Abatements for FY 2010 un- posted \$25.00, FY 2011 un-posted \$27.08 and FY 2012 un-posted \$1,128.86 totaling \$1,180.94, Vice Chairman Flaherty 2nd the motion. All in favor. Signed.

A motion was made by Vice Chairman Lisa M. Flaherty to approve the April 24, 2012 meeting minutes. Chairman Dennis M. Robson 2nd the motion. All in favor.

A motion was made by Chairman Dennis M. Robson to approve the May 15, 2012 meeting minutes. Vice Chairman Lisa M. Flaherty 2nd the motion. All in favor.

Chairman Dennis M. Robson made a motion to approve the July 10, 2012 meeting minutes. Vice Chairman Lisa M. Flaherty 2nd the motion. All in favor.

A motion was made by Chairman Dennis M. Robson to approve & sign bill vouchers from MAAO for \$80.00 and Verizon for \$33.57 totaling \$113.57 Vice Chairman Lisa M. Flaherty 2nd the motion. All in favor. Signed.

New Business:

- Assessor Krupczak updated the BOA on the clause 22D Disabled Veteran real estate exemption change. Effective FY2013 there will be a full exemption for surviving spouses who meet the eligibility requirements.
- Assessor Krupczak discussed with the Board the recent house fires due to the lightning storm on July 18, 2012. Assessor Krupczak will update the board when she receives more information from the owners and their insurance companies. One or more may be eligible for an abatement in FY2013 if the building damage is determined to be greater than 50%.

**340 Liberty St.
39 Exchange St.**

New Business continued:

- Assessor Krupczak informed the Board that there was a meeting in the Town Administrators’ Office July 8th with the Tax Collector, Accountant and Auditors, Grady Connor and Robert Lynch, regarding the motor vehicle abatement process. The auditors took issue that MV abatements were being posted by the Collector before the Board of Assessors had signed off on them. According to Massachusetts General Law Chapter 60A Section 1, the authority to abate an excise lies in the Assessors. No other person may grant an abatement. Because the Assessors usually meet once a month, the Auditors proposed a solution they would accept in order to expedite the abatement process. The Assistant Assessor/Appraiser would double-check the abatements daily or weekly, initial and then give to the Collector to post. Debbie did not like the solution for a couple of reasons. If she was sick or vacation there was no procedure. Secondly, she did not have the authority to sign off on abatements. Also this was the second year the Auditors had brought up that the letter of the law was not being followed. After some discussion, Vice Chairman Lisa M. Flaherty made a motion that the Board of Assessors will sign the un-posted abatements bi-weekly .Chairman Robson 2nd the Motion. All in favor.
- Assessor Krupczak informed the board that Moira Roche from pk Valuation Group had started year one of the real estate cyclical inspections on August 2, 2012. Assessor Krupczak discussed options on how to inform the tax payers that these inspections are required by the state. The Board suggested that we put the information on the Town of Rockland web site and on the town’s local cable channels, stating that the 2012 Real-estate Cyclical review is in progress and to please contact the Assessors’ office for any questions. Assessor Krupczak also informed the board that she is waiting for Chief Llewellyn to get back to her about making up an official police identification for Mara to have on her possession to assure the taxpayers she is authorized by the Town of Rockland.
- Assessor Krupczak updated the BOA on the Assessors Map update status. She has finished proofing the completed maps for accuracy and waiting to print the large map when she gets confirmation that all recent discrepancies are completed by Global Mapping Associates.
- Fiscal year 2011 & 2012 ATB case recommendations were presented to the board by Assessor Krupczak. On the recommendation of Assessor Krupczak, motions were made by Chairman Dennis M. Robson to approve the following fiscal year 2011 & 2012 Real Estate Abatement.

FY 2011	165 Market St. & 0 Market St.	\$ 1,048.34
FY2011	850 Hingham St,	\$ 8,574.04
FY 2012	406 VFW Dr.	\$ 1,340.69
FY 2012	850 Hingham St.	\$ 9,852.79
FY 2012	165 Market St. & 0 Market St,	\$ 3,446.58

The motions were 2nd by Vice Chairman Lisa M. Flaherty. All in favor. Signed.

- Other Fiscal year 2011 & 2012 ATB case recommendations were presented to the board by Assessor Krupczak. Negotiations were discussed and tabled.

At 7:28 Chairman Dennis M. Robson made a motion to adjourn the public meeting and to go into executive session and not to reconvene for public session in order to discuss Assistant Appraiser/ Assessor Krupczak contract negotiations. Vice Chairman Lisa M. Flaherty 2nd the motion. All in favor.

At 8:06 the board closed the Executive session.

Dennis M. Robson - Chairman