

Carlisle Board of Assessors

Board Meeting Minutes

Meeting date: Wednesday, March 2, 2022

Town Hall, Nickles Conference Room

66 Westford St.

Carlisle, MA 01741

BOA members in attendance:

- Ken Mostello, Chair
- Teresa Kvietkaukas
- David Boardman

Others attending: Principal Assessor, Brian MacDonald

Motioned for approval: Ms. Kvietkaukas

Second: Mr. Boardman

Roll call vote: 3-0

Approval date: March 9, 2022

Chair Mostello called the meeting to order at 8:05 am.

Minutes for the prior meeting were approved. Mr. Mostello motioned for approval, seconded by Ms. Kvietkaukas, and was approved 3-0.

Senior work exemptions were approved for the full amount even though some workers came up a little short on hours.

Mr. MacDonald said that Georges is working out well and is helping to organize open permits for upcoming field assessments.

Mr. Mostello discussed his joint presentation before the Select Board with the COA's Joan Ingersoll on the revisions to the senior tax deferral program. Specifically, the plan now calls for a 6% interest rate, a \$62,000 earnings cap, and an annual review. Mr. Mostello also explained that several provisions he asked for with Ms. Ingersoll's approval were subsequently found not to be allowed under the state law.

Mr. Mostello introduced a motion at Ms. Ingersoll's request for board endorsement of the revised COA's proposal. Ms. Kvietkaukas seconded, and the motion passed 3-0.

Mr. MacDonald mentioned other tax deferral/forgiveness options under Section 18A. The law allows for both forgiveness and deferral options with the funding coming out of the BOA's overlay account. The positive points were that unlike the MGL c. 59 (senior deferral law), 18A gives the assessors broad discretion in how to award grants and deferrals. Mr. MacDonald handed out sample application forms for review. The board informally decided to study the matter and take it up at a future date.

NSTAR's 504 personal property abatement application was denied per Mr. MacDonald's recommendation.

Another abatement applicant with a nonconforming lot was denied an abatement due to his refusal to admit Mr. MacDonald for an on-premises assessment. The BOA's policy since Mr. MacDonald joined is to summarily deny an applicant who refuses an inspection.

NOAH has applied for another abatement on the Benfield property. Mr. Mostello and Mr. Boardman discussed the history on a prior abatement that was granted NOAH. Mr. Mostello mentioned that he thought as part of the last abatement agreement, NOAH waived the right to file again. He also mentioned the prior abated assessment was based on a financial appraisal NOAH had paid for and submitted with their prior abatement application. The board made no decision and Mr. MacDonald agreed to investigate further.

Clark Farm has filed for a conservation classification that would substantively reduce their taxes. The matter was set aside for now.

The board discussed some properties where the tax bills were sent to the wrong owners and one case where 3 parcels were assessed when only 2 exist. The board agreed to abate the nonexistent parcel.

Mr. Mostello asked Mr. MacDonald to check on the overlay balance, anticipating that the board may need those funds due to reclassification issues later in the year.

Chair Mostello introduced a motion to adjourn at 10:30am. The motion was seconded by Mr. Boardman and carried 3-0.