

Carlisle Board of Assessors

Board Meeting Minutes

Meeting date: Monday, April 28, 2022

Town Hall, Heald Conference Room

66 Westford St.

Carlisle, MA 01741

BOA members in attendance:

- Ken Mostello, Chair
- Teresa Kvietkaukas
- Dave Boardman

Others attending: Principal Assessor, Brian Macdonald

Motioned for approval: Ms. Kvietkaukas

Second: Mr. Boardman

Roll call vote: 3-0 for approval

Date approved: May 5, 2022

Chair Mostello called the meeting to order at 8:00 am.

Mr. Macdonald reported that 132 new construction properties had been reviewed for accuracy. Some required adjustment, most not. Grading, as expected, has been an issue with condition getting conflated with quality. Hearing that the BOA is actively hiring more resources and knowing that the town tragically lost its principal assessor last year, the BLA has pushed out Carlisle's time allowance to complete its cyclical assessments until the end of FY '24.

Still Meadow Farm on Acton Street is a conversion from Chapter 61a land to 14 buildable parcels that the Valentine family sold for \$4.5 million for development. Mr. Macdonald's understanding is that the law permits a tax assessment rollback when conversions like this happen. Mr. Mostello encouraged him to reach out Atty. Donna Brewer for clarification on the law.

The BOA spent a few minutes filling in missing signatures for paperwork that was signed during the last meeting at the request of Finance Director Kane.

Mr. Macdonald is going to draft a standard field assessment follow up letter to be reviewed by the BOA.

Abatement applications:

40 Great Brook Path

The wooden siding on the house was not installed properly and lacks caulking where needed. The result is that moisture got behind the siding and has caused bulges and distortions in the walls and siding. Mr. Macdonald believes the house is comparable in value to 64 Tanglewood Way which had been sold recently. The BOA agreed to abate the value of 40 Great Brook to \$1,450,000 for the past two years, which is in line with the Tanglewood property. Mr. Mostello motioned to approve, seconded by Mr. Boardman, and approved 3-0.

62 Lowell St.

Condition adjustments were made by Mr. Macdonald based on a field assessment. The adjustments were minor at \$9,300 in reduced value. Mr. Mostello motioned to grant the abatement, seconded by Ms. Kvietkaukas, and it carried 3-0.

Mr. Mostello reviewed the outcome from Monday night's town meeting with the Board. He felt the BOA had gotten everything that they had asked for, especially the budget to hire an assistant assessor. He stated that he was pleased the town was hiring an assistant town administrator whose primary job would be human resource management. He also mentioned that the new growth numbers, as presented by FinCom Chair Jim Darr, were realistic and he was appreciative that Mr. Darr had put taxpayers on notice that assessments were likely to increase substantially.

The conversation turned to the process of hiring the assistant assessor. Mr. Mostello mentioned that he felt the one remaining hurdle was getting Personnel Board approval. It has been over a week since Mr. Macdonald submitted the proposed job description as requested by Personnel Board Chair Vanessa Brown with no response back. Mr. Mostello stated that the responsiveness of that board may be further impacted by a sense that they are getting phased out with the approval of the hire of the assistant TA. He encouraged Mr. Macdonald to speak with interim TA Steven Ladoux on a "Plan B". Delays on hiring this individual would impact BLA cyclical assessment compliance and would impede finding new growth. Mr. Mostello mentioned that the TA has the authority to make personnel decisions if the Personnel Board is unable to act. Mr. Macdonald agreed to have the conversation, and he offered to email the board once the conversation had taken place.

Mr. Mostello stated that he would like to investigate formulating a Section 18A policy to help taxpayers are confronted with sudden catastrophic financial hardship. He stated that this initiative would happen later in the year after the election and after the assistant assessor was hired. He went on to say that the town seemed to react well to the amendments to the senior tax deferral law, and it only made sense to broaden the safety net to help families who might not meet the age restriction. He said he was interested in working with the local churches who have a collective community aid program and the COA's Joan Ingersoll whose mandate has now been explicitly broadened to include social services beyond seniors.

The other board members nodded in approval at exploring the initiative. Mr. Boardman added that it made sense to have a policy in place before you had to act on it. Mr. Mostello agreed.

No specific date was set for a follow-up meeting, but the consensus was to hold one in early May after all resumes were received.

Minutes for the prior meeting were approved. Ms. Kvietkaukas motioned for approval, seconded by Mr. Mostello, and were approved 2-0 with Mr. Boardman abstaining due to his absence from the prior meeting.

Chair Mostello introduced a motion to adjourn at 9:15 am. The motion was seconded by Ms. Kvietkaukas and carried 2-0.