

**TOWN COUNCIL MINUTES  
BUDGET/MANAGEMENT COMMITTEE  
Town Hall Council Chambers  
November 21, 2022, Monday**

Present: Michael Molisse, Chairman  
Pascale Burga, Councilor  
Greg Shanahan, Councilor

Absent: Christopher Heffernan, Vice Chairman  
Maureen Kiely, Councilor

Also Present: Richard McLeod, Town Solicitor  
Robert Luongo, Planning Director  
Trish O’Kane, Principal Planner  
Robert Haley, Jr., Chair, Board of Assessors

Recording Secretary: Mary Barker

Chair Molisse called the meeting to order at 6:30 PM.

**22 132-FY23 Tax Classification**

This measure was referred to the Budget/Management Committee on November 14, 2022. Paul Haley presented the request for a shift of 1.45 for personal and residential with no exemption for residential. He assumed the town wants to tax the full levy limit, plus 2.5%, plus new growth. The town realized \$1.8M in new growth. The town is tasked with how to apportion the ultimate tax burden. Over the last several years, the town has chosen to shift the burden on to the commercial/industrial properties. This year the Board’s recommendation is a 46% shift. There was a substantial increase in residential assessments and without a shift, the residential homeowner would see a significant increase in their tax bill. The impact of the shift on commercial is less, because commercial property has not appreciated at the same rate. Some larger commercial investment properties would actually see a decrease in their bills. Principal Assessor O’Kane prepared an extensive report explaining the process, and the impacts with and without the shift for the Council. Weymouth continues to have one of the lowest tax rates of surrounding communities.

The full fifth-year revaluation of properties was done, despite COVID restrictions. Property evaluation is ongoing; data is culled from building permits, properties are measured and photographed. The department also reviewed sales. DOR has accepted the values. Homeowners will still have an opportunity to challenge the values. Chair Haley reviewed the calculation data. Levy Limit (includes debt exclusion in its second year) + 2.5% + new growth.

Councilor Burga asked whether homeowners are notified in advance of revaluation inspection. Principal Assessor O’Kane responded that they do not send out letters, but the inspectors carry identification and a letter from the Assessor’s office, and the Police Department is notified. If a homeowner is not present, a tag is left on the door with a callback number. If a homeowner is present and does not let the assessor in, they have no standing in appellate court. Every property is revalued each year. The tax bill in January reflects the tax changes. The Assessor’s office is constantly analyzing the market values. Commercial and industrial properties have not appreciated at the same rate as residential, and it would be unfair to evaluate them the same. Values continue to increase, but not at the same degree as last year. There are less sales, but they are still selling at a higher value. When the tax bills come out in January, they reflect the previous year’s rates.

Councilor Burga motioned to forward the measure to the full Town Council with a recommendation for favorable action, and was seconded by Councilor Shanahan. Unanimously voted.

**22 133- Acceptance of Gift & Creation of Donation Account**

This measure was referred to the Budget/Management Committee on November 14, 2022. Solicitor McLeod presented the request to accept the donation and to create a donation account for distribution. Ms. Cunningham passed away and left a trust with funds allocated to the town; to benefit the Tufts Library, Department of Elder Services and the Weymouth Scholarship Fund.

Councilor Burga motioned to forward the measure to the full Town Council with a recommendation for favorable action, and was seconded by Councilor Shanahan. Unanimously voted.

**22 134-Acceptance of Land Donation for Park Purposes**

This measure was referred to the presented Budget/Management Committee on November 14, 2022. Planning Director Bob Luongo presented the request to accept a donation of land property corner of Broad and Wash owned by Union Towers (Union Congregational Church Homes, Inc.). The land has a wall in back and it’s flat concrete. This is part of the Mayor’s plan to beautify Lincoln Square, although there are no specific plans yet. The donation will be used to create a 1500 sq. ft. greenspace. The property is part of the sidewalk and has minimal impact on taxes and no involvement with the state. The state highway begins about where Bicycle Link shop is located. Signalization on that corner two years ago did not require state approval.

Councilor Burga asked how to protect it in the future. Director Luongo responded that it’s under Art. 97; it can only be used for park purposes.

Councilor Burga motioned to forward the measure to the full Town Council with a recommendation for favorable action, and was seconded by Councilor Shanahan. Unanimously voted.

ADJOURNMENT

At 6:55 PM, there being no further business, a motion was made by Councilor Burga to adjourn and was seconded by Councilor Shanahan. Unanimously voted.

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Michael Molisse as Budget/Management Committee Chairman  
Approved unanimously on 19 December 2022