

WEYMOUTH ASSESSORS MEETING  
FEBRUARY 22, 2016

CHAIRMAN PAUL HALEY CALLED THE MEETING TO ORDER AT 6:30 P.M. IN ROOM 10 AT THE MCCULLOCH BUILDING. THE FOLLOWING MEMBERS WERE PRESENT: PAUL HALEY, CHAIRMAN; KEVIN SPELLMAN, VICE CHAIRMAN; ROBERT BRINKMANN, CLERK; AND JACK SHEEHAN, ALTERNATE.

A MOTION WAS MADE BY MR. BRINKMANN, SECONDED BY MR. SPELLMAN AND SO VOTED UNANIMOUSLY "TO APPROVE THE MINUTES OF JANUARY 11<sup>TH</sup> 2016 AS WRITTEN."

ETHICS REVIEW ACKNOWLEDGEMENT PAGES WERE SIGNED BY EACH MEMBER.

THE OVERLAY WAS DISCUSSED. MRS. O'TOOLE EXPLAINED THE BREAK DOWN OF EACH YEAR'S AVAILABLE BALANCE. CHAIRMAN HALEY MOTIONED TO TRANSFER, TO OVERLAY SURPLUS, FISCAL YEARS 2005 AT \$153,096.97, 2006 AT \$32,632.19, 2007 AT \$145,433.84, 2008 AT \$40,784.15 & 2009 AT \$56,409.73. MR. BRINKMANN SECONDED AND IT WAS SO VOTED UNANIMOUSLY.

FISCAL YEAR 2010, 2011, 2012 ARE UNDER DISCUSSION.

A MOTION WAS MADE BY MR. BRINKMANN AND SECONDED BY MR. SPELLMAN TO GO INTO EXECUTIVE SESSION.

A ROLL CALL VOTE WAS TAKEN:

MR. HALEY- AYE  
MR. SPELLMAN- AYE  
MR. BRINKMANN-AYE  
MR. SHEEHAN-AYE

THE VOTE BEING UNANIMOUS, CHAIRMAN HALEY STATED THAT WE WILL NOW ENTER EXECUTIVE SESSION FOR THE PURPOSE OF REVIEWING ABATEMENT APPLICATIONS AND CONDUCTING HEARINGS, AFTER WHICH WE WILL RETURN TO OPEN MEETING.

7:00 p.m. DIANE STUART OF 71 LOCHMERE AVE WAS PRESENT TO DISCUSS THE VALUE OF HER PROPERTY AND THE REPAIRS THAT ARE NEEDED. ISSUES WITH PROPERTY ARE SINK HOLE IN BACK YARD, CRACKED FOUNDATION AND WATER ISSUES UNDER BASEMENT. SHE INFORMED THE BOARD THAT HER CONTRACTOR ESTIMATED \$25,000 TO \$35,000 IN REPAIR COSTS AND COMPLAINED THAT WATER ON THE STREET AND FROM ABUTTERS IS RUNNING ONTO HER PROPERTY.

MR. SPELLMAN EXPLAINED THAT THE TOWN CAN NOT REDIRECT WATER FROM PRIVATE PROPERTIES.

MRS. O'TOOLE INFORMED HER THAT DEPRECIATION IS ALREADY AT 36% AND WAS LOWERED TO THAT BY A PREVIOUS ABATEMENT.

MRS. O'TOOLE WILL MAKE AN APPOINTMENT WHEN A DATE AND TIME CAN BE AGREED UPON.

7:30 p.m. MR. ZDZISLAW OF 24 WOODBINE RD. WAS PRESENT TO EXPLAIN THAT HE BUILT HIS HOUSE AND THE COST WAS LESS THAN WHAT IT IS ASSESSED FOR. HE ALSO QUESTIONS THE VALUE ON THE LAND. HIS COMPARABLE SALES ARE FROM FY 2015.

CHAIRMAN HALEY NOTES THE AGE OF THE HOMES ON COMPARABLES AND ALSO ASKED WHAT THE INSURED VALUE IS ON HIS NEW HOME.

DISCUSSION ENSUED REGARDING THE PROPERTY VALUE.

CHAIRMAN HALEY INFORMED MR. ZDZISLAW THAT THE BOARD WILL REVIEW ALL INFORMATION AND MAKE A DECISION AT A FUTURE DATE.

7:50 p.m. DAWNE GILLAN OF 44 PROGRESS ST. WAS PRESENT TO DISCUSS THE PROBLEM OF THE NOISE FROM THE HIGHWAY.

MRS. O'TOOLE EXPLAINED THAT THERE IS A 5% OBSOLESCENCE ON ALL PROPERTIES BACKING UP TO THE HIGHWAY INCLUDING HERS DUE TO THE NOISE FACTOR. MRS. O'TOOLE ALSO INFORMED HER THAT THE HOUSE NEXT DOOR TO HER RECENTLY SOLD FOR HIGHER THAN ASSESSED.

MUCH DISCUSSION ENSUED.

MS. GILLAN ASKED FOR FURTHER CONSIDERATION.

CHAIRMAN HALEY INFORMED MS. GILLAN THAT THE BOARD WILL REVIEW THE INFORMATION AND CONTACT HER WHEN A DECISION IS MADE.

8:15 p.m. MR. MCCULLAGH OF 28 FREDITH RD. WAS PRESENT TO DISCUSS THE DEPRECIATION ON HIS HOUSE AND WHY HE FEELS IT SHOULD BE LOWER.

MRS. O'TOOLE INFORMED THE BOARD THAT AN INSPECTION WAS DONE RECENTLY, BY PK VALUATION GROUP, ON THE HOME AND FOUND LIVING AREA AND CONDITIONS HAD BEEN EXCLUDED AND NEEDED TO BE ADDED TO THE ASSESSED VALUE. THIS INCREASED THE VALUE ON THE PROPERTY WHICH HAD BEEN TOO LOW FOR YEARS.

CHAIRMAN HALEY ASSURED MR. MCULLAGH THAT WE WILL NOT GO BACK TO RECOUP OUR LOSSES.

MR. BRINKMANN EXPLAINED WE ARE DISCUSSING THIS YEAR'S VALUATION AND NOT BACK YEARS.

MR. MCULLAGH SHARED HIS COMPARABLE SALES REPORT AND INFORMATION AND LEFT THEM WITH THE BOARD.

CHAIRMAN HALEY ASSURED HIM THAT THEY WILL BE RETURNED WHEN THE BOARD HAS HAD TIME TO REVIEW THEM. ALSO, HE WILL BE CONTACTED WHEN A DECISION HAS BEEN MADE.

THE BOARD REVIEWED SEVERAL ABATEMENT AND EXEMPTION APPLICATIONS. DECISIONS WERE MADE ON EACH ONE AND SO NOTED ON THE APPLICATION.

A MOTION WAS MADE BY MR. BRINKMANN AND SECONDED BY MR. SPELLMAN TO COME OUT OF EXECUTIVE SESSION.

A ROLL CALL VOTE WAS TAKEN:

MR. HALEY – AYE

MR. SPELLMAN – AYE

MR. BRINKMANN – AYE

MR. SHEEHAN - AYE

MRS. O'TOOLE INFORMED THE BOARD THAT TOWN COUNCIL IS HELPING TO WORK ON AN 8 OF 58 REQUEST TO THE D.O.R. REGARDING COMMON LAND AT GREENTREE CONDOMINIUMS. SHE SHOULD HAVE FURTHER INFORMATION AT THE NEXT BOARD MEETING.

THE NEXT MEETING WILL BE ON MARCH 21, 2016.

A MOTION WAS MADE BY MR. HALEY AND SECONDED BY MR. BRINKMANN "TO ADJOURN" AT 9:10 p.m.



ROBERT BRINKMANN,  
CLERK