

**WEYMOUTH ASSESSOR'S MEETING
MAY 11, 2016**

CHAIRMAN PAUL HALEY CALLED THE MEETING TO ORDER AT 6:40 p.m. IN ROOM 10 AT THE MCCULLOCH BUILDING. THE FOLLOWING MEMBERS WERE PRESENT: PAUL HALEY, CHAIRMAN; KEVIN SPELLMAN, VICE CHAIRMAN; ROBERT BRINKMANN, CLERK.

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

A ROLL CALL VOTE WAS TAKEN:
CHAIRMAN HALEY – AYE
MR. SPELLMAN – AYE
MR. BRINKMANN – AYE

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

A DISCUSSION TOOK PLACE REGARDING 50 SHORE DRIVE. MRS. O'SULLIVAN WAS PRESENT TO INFORM THE BOARD OF THE COMPARISON ON HER PROPERTY TO OTHER PROPERTIES IN THE NEIGHBORHOOD. SHE DISTRIBUTED A HAND OUT WITH COMPARABLES AND QUESTIONED WHY OTHER PROPERTIES WERE NOT VALUED HIGHER.

MRS. O'TOOLE EXPLAINED THAT HER PROPERTY IS NEW (2008) COMPARED TO THE OTHERS WHICH ARE MUCH OLDER, SOME AS OLD AS 1913.

MR. SPELLMAN EXPLAINED THAT THE FOUNDATION AND THE AGE OF THE HOME SET THE VALUES AND APPRECIATION VS. DEPRECIATION. HE EXPLAINED THAT A NEW ADDITION IS ONLY THAT AND DOES NOT CHANGE THE ACTUAL YEAR BUILT OF THE ENTIRE DWELLING.

MR. BRINKMANN EXPLAINED THE VALUES OF WATER FRONT PROPERTIES AS OPPOSED TO WATER VIEW. CHAIRMAN HALEY INFORMED MRS. O'SULLIVAN THAT THE BOARD WILL REVIEW AND DISCUSS THE ISSUES, LOOKING AT DIFFERENT HOMES IN THE AREA. SHE WILL BE NOTIFIED OF THE DECISION WHEN IT IS AGREED UPON.

MR. AND MRS. RILEY WERE PRESENT TO INFORM THE BOARD THAT THE HOUSE AND LAND AT 363 PLEASANT ST. HAS NOTHING TO COMPARE THE VALUE TO. THEY STATED THAT IT IS A 2 BEDROOM, BUILT IN 1920 AND HAS DEPRECIATED DUE TO NEGLECT AND IS IN NEED OF REPAIRS.

MR. BRINKMANN ASKED WHEN IT WAS LAST APPRAISED. MR. RILEY SHOWED COMPARABLES FOR CONDOS AND NOT A HOUSE, ALSO THE LAST APPRAISAL DONE WAS OVER 3 YEARS AGO.

CHAIRMAN HALEY EXPLAINED THE ASSESSMENT PROCESS AND THAT THEIR LOT IS A GOOD SIZE LOT AND THE VALUES ARE BEHIND COMPARED TO CURRENT. MR. RILEY AGREED.

MRS. O'TOOLE EXPLAINED THAT BEING ON A MAIN ROAD HAS BEEN CONSIDERED IN COMPARISON TO OTHER AREAS AND GAVE MR. AND MRS. RILEY A COPY OF THE SPREADSHEET CONTAINING SALES ON PLEASANT ST. SO THEY COULD SEE WHAT SOLD IN THE AREA.

CHAIRMAN HALEY ASKED MR. AND MRS. RILEY TO COME UP WITH COMPARABLES AND BRING THEM INTO THE OFFICE SO THE BOARD CAN DISCUSS AND REVIEW THEIR REQUEST. THEY WILL BE NOTIFIED WHEN A DECISION IS MADE. ALL AGREED.

MR. AND MRS. CORREIA WERE PRESENT TO DISCUSS THEIR PROPERTY AT 138 FORT POINT RD. THEY EXPLAINED THAT AN EASEMENT RUNS ACROSS THEIR PROPERTY AND THE ABUTTER IS ALLOWED TO USE IT TO ACCESS THEIR DRIVEWAY. ALSO, NEIGHBORS USE IT AS A 'RIGHT OF WAY' AND WALK THROUGH THE PROPERTY.

CHAIRMAN HALEY EXPLAINED THAT THE EASEMENT WAS THERE WHEN THEY PURCHASED THE PROPERTY IN 2006 AND THE PRICE THEY PAID WAS HIGHER THAN WHAT WE HAVE IT ASSESSED FOR TODAY. CHAIRMAN HALEY ALSO ASKED WHAT THE 'RIGHT OF WAY' IS ISSUED FOR, ALL PEOPLE OR JUST ABUTTING NEIGHBORS, IT COULD ALSO BE FOR UTILITY PURPOSES ONLY. CHAIRMAN HALEY SUGGESTED THAT THEY LOOK INTO IT AND FIND OUT WHAT THE EASEMENT AND RIGHT OF WAY IS ACTUALLY FOR.

MRS. CORREIA POINTED OUT THAT THE 'RIGHT OF WAY' IS 1600 SQUARE FEET AND WOULD LIKE HER VALUES TO REFLECT THAT. MRS. O'TOOLE EXPLAINED THAT THERE IS A 5% OBSOLESCENCE ON THE LAND FOR THIS PURPOSE AND THAT THE 5% GIVES A BETTER DISCOUNT THAN THE 1600 S.F. REDUCTION.

MR. CORREIA HANDED OUT A SPREADSHEET ON PROPERTY LAND AND HOUSE VALUE-COMPARABLES. INCLUDED WAS A HANDOUT WITH THE SKETCH OF THE HOUSE TO CLARIFY BEDROOM COUNT.

MRS. O'TOOLE EXPLAINED THAT THE VALUES ARE SET ACCORDING TO SQUARE FOOTAGE AND THE BEDROOM COUNT WOULD NOT AFFECT THAT.

CHAIRMAN HALEY EXPLAINED THAT OTHER THAN THE EASEMENT, THE PROPERTY IS AN OCEAN FRONT LOT AND IS ALWAYS GOING TO HAVE A WATERFRONT PROPERTY VALUE. MRS. O'TOOLE EXPLAINED THAT ALL WATERVIEW AND WATERFRONT PROPERTIES WERE UPDATED AND THAT IS WHY THE VALUE INCREASED. CHAIRMAN HALEY SUMMED UP THAT THE BIGGEST ISSUE IS THE LAND EASEMENT AND THAT THE BOARD WILL CONSIDER ALL THE INFORMATION AND THEY WILL BE INFORMED WHEN A DECISION IS MADE.

MR. CONTI OF 1471 MAIN ST. WAS PRESENT TO DISCUSS THE IMPACT OF THE CONSTRUCTION ON RTE. 18 AND HOW IT WILL HAVE AN EFFECT ON HIS PROPERTY. MR. CONTI EXPLAINED THAT HE WILL LOSE PARKING SPACES DUE TO THE WIDENING OF THE ROAD. CHAIRMAN HALEY ASKED WHAT THE AGE OF THE BUILDING IS. MRS. O'TOOLE INFORMED HIM IT WAS BUILT IN 1987 AND MR. CONTI HAS OWNED IT SINCE 1991. MR. CONTI INFORMED THE BOARD THAT IT HAS BEEN KEPT UP AND THAT HIS LAST TENANT DIDN'T PAY AND HE LOST OUT ON THE RENT.

CHAIRMAN HALEY INFORMED HIM THAT THEY WILL REVIEW THE INFORMATION GIVEN (INCOME AND EXPENSE REPORT) AND A DECISION WILL BE MADE. HE WILL BE NOTIFIED OF THE DECISION.

ATB DISCUSSIONS ENSUED, QUEEN ANNE I FOR FY 2015 WAS ACCEPTED BY THE BOARD.

ATB DISCUSSION FOR WEYMOUTH COMMONS FY 2014 WAS ACCEPTED BY THE BOARD.

ATB DISCUSSION FOR WEYMOUTH COMMONS FY 2015 STILL BEING DISCUSSED BY THE BOARD.

ATB DISCUSSION FOR WEYMOUTH COMMONS FY 2016 STILL BEING DISCUSSED BY THE BOARD.

REPRESENTATIVES FOR LOWES HAVE REQUESTED RECONSIDERATION. INCOME AND EXPENSE STATEMENTS WERE RECEIVED FOR THE LOWES ONLY AND NOT FOR THE ENTIRE STRIP PLAZA.

WALMART REQUESTED RECONSIDERATION. THE BOARD DENIED THEIR REQUEST.

GASLIGHT VILLAGE WAS CONSIDERED AND AN AMOUNT WAS AGREED UPON AND SIGNED BY THE BOARD.

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

A ROLL CALL VOTE WAS TAKEN:

CHAIRMAN HALEY – AYE

MR. SPELLMAN – AYE

MR. BRINKMANN – AYE

THE NEXT MEETING IS SCHEDULED FOR JUNE 14TH 2016.

A MOTION WAS MADE BY CHAIRMAN HALEY AND SECONDED BY MR. SPELLMAN 'TO ADJOURN' AT 9:10pm.



ROBERT BRINKMANN,
CLERK