

**MINUTES OF THE TOWN COUNCIL**  
**Town Hall Council Chambers**  
**November 22, 2004**

**SPECIAL TOWN COUNCIL**

Present: T.J. Lacey, President  
Michael Smart, Vice-President  
Paul Leary  
Colin McPherson  
Joseph Connolly  
Gregory Hargadon  
Kenneth DiFazio  
Sue Kay  
Michael Molisse  
Art Mathews

Not Present: Gregory Shanahan

Also Present: George Lane, Town Solicitor  
James Wilson, Chief Financial Officer

Recording Secretary: Janet Murray

President Lacey called this Special Council Meeting to order at 7:30pm.

**BOARD OF ASSESSORS**

The purpose of this meeting is for the Board of Assessors to present the new tax rate to the Council.

David Wight, Chairman and Paul Haley, Vice Chairman, of the Board of Assessors appeared before the Council. Mr. Wight introduced Pam Pantermoller, Kevin Spellman, and Brenda O'Toole.

Ms. Pantermoller informed the Council that the Board is recommending a tax rate shift of 1.48% to 1.75%. She stated that residential tax rates would increase by approximately 5-6% and commercial and industrial rates would decrease by approximately 2%. The shift is due to the fact that residential property has appreciated more than commercial property.

Sue Kay requested an explanation of the state legislation and amendment to the state's constitution in 1978.

Paul Haley noted that the town is now required to perform annual interim re-evaluations of assessed properties. When questioned regarding additional cost for this re-evaluation, he stated that this would cost the town an additional \$58,000 for the in-house computer generation for these evaluations. The tri-annual evaluations are more comprehensive than the yearly ones.

Over the past three years, residential properties have increased in value by 50%. Commercial and industrial properties only increased in value by 17%.

Michael Smart noted that the 1.75% tax rate is the maximum.

Ken DiFazio stated that the market is impossible to predict. The town does it's best to adjust the tax rate as needed.

Colin McPherson stated that this shift is equitable. The tax levy is limited to 2-1/2 % and new growth.

Art Mathews stated that the burden is on the town to re-evaluate the tax rate every year. He also noted that every community must do this.

President Lacey asked if any one from the public would like to speak to which he received the following response.

Anne Hilbert questioned the new growth figure of \$981,000. She noted that this is close to a million dollars.

Ron Cogliano of the South Shore Chamber of Commerce expressed concern about the tax shift. He stated that the business council is opposed to tax shifts in general. He noted that local aid has continued to decrease. The council would like to see the residential and commercial/industrial tax rates even out. He would like to see one tax rate for all properties. He noted that most communities do not have split rates. They have one tax rate. In concluding, Mr. Cogliano noted that Weymouth's commercial/industrial tax rate is almost double of the residential tax rate.

### **ADJOURNMENT**

At 8:30pm there being no further business, Councilor Leary MOTIONED to adjourn and Councilor Molisse seconded. The MOTION was UNANIMOUSLY VOTED.

Approved by: \_\_\_\_\_  
T.J. Lacey, President