

**Executive Session Minutes**  
**Town of Montague Assessors' Department**  
1 Avenue A (2<sup>nd</sup> Floor), Turners Falls, MA  
April 22, 2013

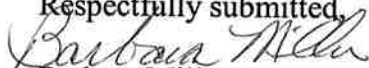
Members Present: Paul Emery, Betty Waidlich, Teresa Miner  
Staff Present: Barbara Miller, Director of Assessing  
Meeting convened 3:45 p.m.

**ABATEMENTS**

- **Parcel Id 44-0-20, Swamp Road**– Ms. Miller explained that Ms. St. Amand and Ms. Arruda visited the property and indicated additional deterioration to the shed. Letters from the Director of Public Health and the Building Dept. Clerk were included with the abatement application. Each stated the necessity for proof of potable water, the need for an on-site wastewater treatment system and concerns regarding the wetlands due to Goddard Brook running through the property in two locations. Ms. Miller spoke with the Mr. Ramsey, Town Planner and Conservation Agent; he is confident one building site is feasible on the property. She asked if there was significant additional cost to go through any necessary hearings due to the wetlands and he indicated there were not. Ms. Miller recommends a negative 30% influence be applied to the excess acreage to accommodate for the wetlands. Motion made by Ms. Miner to abate \$5,800 from the original value of \$87,200 making the adjusted value \$81,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-165, 26 Park Street**– Ms. Miller performed an abatement inspection of the property and found the kitchen and bathroom grades to be higher than appropriate. Motion made by Ms. Waidlich to abate \$4,300 from the original value of \$137,900 making the adjusted value \$133,600. Second by Ms. Waidlich, vote unanimous.
- **Personal Property Account Number 000241, Thomas Memorial Gold and Country Club**– Ms. St. Amand and Mr. McIntosh performed an inspection of the business/personal property and determined that the business is organized as a Domestic Business Corporation and therefore several of the items being assessed were not taxable including \$20,000 dollars worth of Irrigation PVC also many items were entered as overrides and were not being properly depreciated. Motion made by Ms. Miner to abate \$57,030 from the original value of \$88,370 making the adjusted value \$31,340. Second by Ms. Waidlich, vote unanimous.
- **Parcel I04-0-0266, 62 Fifth Street**– Houses the Montague Senior Center. Motion made by Ms. Waidlich to abate the taxes in full. Second by Ms. Miner, vote unanimous.
- **Personal Property Account Number 000828, Holy Smokes BBQ and Delicatessen**– The basis of the application was due to the business having closed. The business was open and the business/personal property was in existence on January 1, 2012 the assessment date for FY2013 taxes. Ms. Miller recommends the board deny the abatement. Motion made by Ms. Waidlich to deny. Second by Ms. Miner, vote unanimous.
- **Parcel Id 39-0-081 and 39-0-082, both at Bernardo Drive**– Mr. Phillips came into the office and after reviewing the maps and parcels in question determined he no longer felt the abatement was appropriate. Ms. Miller informed him that her recommendation to the board would be to deny the application. Motion to deny made by Ms. Waidlich. Second by Ms. Miner, vote unanimous.

Meeting Adjourned 4:00 p.m.

Respectfully submitted,

  
Barbara Miller

Director of Assessing

Minutes approved



OK to release, Ann M. Cenzard