

MINUTES  
TOWN OF MONTAGUE ASSESSING DEPARTMENT  
1 Avenue A (2<sup>nd</sup> Floor) Turners Falls, MA  
**May 1, 2017**

A meeting of the Montague Board of Assessors was held on Monday, May 1, 2017.

Assessors present: Chairman Paul Emery, Teresa Miner, Ann Cenzano and Karen Tonelli, Director of Assessing. The meeting was called to order at 3:30 p.m. Upon a motion that was duly made and seconded, it was voted to approve the minutes of the previous meeting.

Time sheets for the Director of Assessing were approved by the Chairman.

Regarding the FCAA annual meeting, all three board members will be attending.

Karen reported that Kearsarge LLC has accepted the terms of the solar tax agreement as provided in the agreement reviewed at our previous meeting.

The Board denied an application for Motor Vehicle Excise tax submitted by Hyundai Motors as it was not timely received.

At the request of Stuart Warner, the Board reconsidered his abatement. After reviewing the property he provided as comps, it was voted that no additional abatement be issued. An adjustment to his FY2018 assessed value will be made pending his consideration.

Greg Newth came to the meeting to discuss an issue that has surfaced regarding a parcel on the corner of Swamp Road and Federal Street that was created over ten years ago. He provided a copy of a survey that had been approved by the Montague Planning Board as well as minutes to that meeting dated March 11, 2003. The minutes indicate that the Planning Board discussed frontage for the lots prior to signing the plan. Mr. Newth stated that he recently had a party interested in purchasing the lot but was informed by the building department that lot #2 on the survey (known as Parcel Id 44-0-81) did not have sufficient frontage for a building lot. Mr. Newth provided an accounting of the taxes he has paid on that lot since FY2005 and asked the board if we could mitigate the situation. It was decided to classify that lot as unbuildable for FY17 forward until such time as the town allows for a residential building to be constructed. This will result in an additional abatement to Mr. Newth for the FY2017 taxes assessed to that parcel. Additionally, the Assessors will seek authorization from the Commissioner of Revenue under Mass. G.L. Chapter 58 Section 8 due to the circumstances surrounding this issue to abate taxes paid in the previous years.

The regular session meeting adjourned at 4:35 p.m.

Respectfully submitted,

Approved:\_\_\_\_\_

Karen M. Tonelli, M.A.A.  
Director of Assessor

**List of Documents**

Time Sheets

Email of Stuart Warner dated 4/1/17

Plan of Land surveyed for Newth dated 1/31/2003

Minutes of Montague Planning Board meeting dated 3/11/2003

Summary of taxes paid on parcel 44-0-81 – 0 Swamp Road

DOR IGR 91-204 Re: 8 of 58