

MINUTES
TOWN OF MONTAGUE ASSESSING DEPARTMENT
1 Avenue A (2nd Floor) Turners Falls, MA
NOVEMBER 30, 2020

A meeting of the Montague Board of Assessors was held on Monday, November 30, 2020. Assessors present: Chairman Paul Emery, Ann Cenzano, Barbara Alconada and Karen Tonelli, Director of Assessing. The meeting was called to order by Chairman Emery at 3:30 p.m.

A motion was made and seconded to approve the minutes of the November 2, 2020 meeting as printed. Several typos were noted in the meeting minutes for the November 23, 2020 and the board accepted the minutes with corrections.

The Board signed a summary of abatements/exemptions issued in November, 2020.

The Assessors signed MVE 2020 Warrant #6 for \$14,887.42. They also signed a recommitment for a 2013 MVE totaling \$7.71.

At the request of the tax collector, the Assessors determined that two (2) MVE bills in 2019 and one (1) in 2019 were uncollectible due to death of the owner. The Assessors signed the certificate and these bills will be abated.

Henry Komosa appeared before the board remotely regarding a request for modification of a chapter 61A classification. Mr. Komosa asked why he was denied. Karen began to explain but he stated that he wanted to hear from a board member. Mr. Emery asked him to clarify his position. Mr. Emery also asked if he had anything new for the board to consider. Mr. Komosa indicated that he was familiar with the various agricultural boards and their members. Ann Cenzano said that the board's review of maps indicates there is not enough land to qualify. Mr. Komosa disputed that and said that a survey shows the exact acreage. Karen suggested the matter be tabled.

An individual named "Mike" came into the meeting remotely and was asked to identify himself. No response was received so the assessors continued with their meeting.

The Board discussed two new solar facilities – one which has already been constructed across from Industrial Blvd on Millers Falls Road which is owned by Kearsarge. Karen explained that she has been in discussion with Kearsarge and they would like to enter into a PILOT. After several exchanges of information, however, there is disagreement as to the fair market value of the facility. Paul thought that it would be helpful to have a third party

appraiser value the property. Karen believes this can be done by the same party who is appraising our other utilities for a nominal amount.

The second solar facility is located on Millers Falls Road across from Lake Pleasant Road and is on land owned by the Montague Elks. The solar facility would be owned by Omni Navitas. Karen ran a proforma income and expense figures which provided a value and levelized annual tax of \$8,200. We are awaiting a response from Omni Navitas.

The Board signed a contract with Sansoucy Associates for appraisal of the two hydro facilities located in Montague for Fy2022.

The Board also signed a new Chapter lien for Richard Rugg to Jukebox Revocable Trust.

The Board reviewed and took action on the following FY2022 Chapter applications:

Chapter 61A Approved :

Claire Senn	Wendell Road – (Partial approval – app not complete)
Jon Waidlich	East Mineral Road
Michael & Thomas Waidlich	East Mineral Road
Chas Lang	Dry Hill Road & Federal St
Gary Billings	Ripley Rd (Partial approval)
Clifford Spatcher	Turners Falls Road (Partial approval)
Nourse Realty LLC	Ferry Road & Meadow Road & APR
Brian Kline	Greenfield Road
Donald Patterson	Greenfield/Old Stage Road APR
Mountain Research	Meadow/S. Ferry Road APR

Chapter 61A Denied:

David & Harold Hemond	Greenfield Road (Application not submitted by owner)
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Chapter 61B Approved:

Peter & Zschau	S. Prospect St
James Senn	Wendell Road
Warren Thomas	Montague City Road/Fairway Ave/Country Club Lane

Upon a Motion duly made and seconded, it was voted to adjourn the meeting at 4:40 p.m.

Respectfully submitted,
Karen M. Tonelli, M.A.A.

Approved: _____

List of Documents

MVE Warrants

Request by Tax Collector for Uncollectibles

Correspondence from H. Komosa dated 10/28/2020

Various documents re: solar facilities

Sansoucy Associate contract for services

Chapter Lien Certificate (Rugg/Jukebox)

Various Chapter Applications and documents