

MINUTES
TOWN OF MONTAGUE ASSESSING DEPARTMENT
Second Floor - Montague Town Hall - 1 Avenue A Turners Falls, MA
June 21, 2021

A meeting of the Montague Board of Assessors was held on Monday, June 21, 2021.

Assessors present: Chairman Paul Emery, Ann Cenzano and Karen Tonelli, Director of Assessing. The meeting was called to order at approximately 3:30 p.m. Ann Fisk joined the meeting. She is interested in running as a write in candidate for the vacant board position.

Upon a motion that was made and seconded, it was voted to accept the minutes of the regular session as well as the executive session of the May 17, 2021 meeting.

The board members reviewed and signed monthly summaries of abatements/exemptions issued in May, 2021. The board also signed two warrants for motor vehicle excise tax commitment #2 (2021) and #08A (2020).

Jessica St Amand, Assessing Technician, submitted her resignation effective June 16, 2021. The Board approved the temporary hiring of Doug McIntosh to fill in throughout the summer. The Assessors also reappointed Karen Tonelli as the Director of Assessing until June 30, 2022.

The Assessors signed Preliminary Warrants for Fy2022 real estate and personal property tax bills for the Town, Turners Falls Fire, Montague Center Fire and Montague Light District. Bills are expected to go out next week.

After review and discussion, the Board members took the following action on pending abatement applications:

Raymond Jarvis: The Board voted to increase the depreciation on the various items of welding machinery owned by Mr. Jarvis. The adjusted assessment for FY2021 is \$28,000.00.

Anthony Diaz: Mr. Diaz has been renovating the house at 24 Vladish Ave since he purchased it in 2014. Karen inspected it again recently to find that he has made some progress but is still far away from a habitable residential structure. Mr. Diaz pointed out the fact that he needs to construct a staircase to the second floor because the only current access is through an outside staircase. The previous use of the building was not residential. It was voted to adjust the FY2021 assessment to \$142,000.00

Edward G. Stone: Mr. Stone does not indicate which of his many properties he is contesting but his narrative indicates that he believes that his parcels should merge as shown on a plan approved by the Planning Board on 2/26/19. It is noted that the application was received on April 5, 2021 therefore the board voted to deny as it was untimely received.

William & Amy Freeman: The Freemans recently purchased land along with a house at 94 Federal Street and they believe the land is valued too high in comparison with similar land. No response to our request for additional information was received therefore the board voted to deny.

Marshall & Kathy Sission: 55 Dell Street, 25 I Street and 0 Letourneau Way – No response to our request for inspection was received. Board voted to deny.

Olive Street Development (Fy2020): Mr. Zaccheo indicates that the square footage for 15 School Street is incorrect on our property card. Karen and Jessica re-measured the exterior and reviewed building plans. The income/expense data was also reviewed and is in line with the valuation. Adjustments were made to correctly reflect the basement and storage areas as well as the third floor lofts. The Board voted to approve an abatement which adjusted the Fy2020 assessment to \$2,864,500.

Upon a motion made by Chairman Emery and seconded by Assessor Cenzano, it was voted to adjourn the regular session meeting at 4:45 p.m.

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

Approved:_____

List of Documents

Monthly abatements summaries
MVE Warrants (2021 and 2020)
Various abatement Applications/related documents
Jessica St. Amand resignation letter