

MINUTES OF A MEETING  
MONTAGUE BOARD OF ASSESSORS

Montague Town Hall - 1 Avenue A Turners Falls, MA

July 14th, 2025

A meeting of the Montague Board of Assessors was held on July 14th, 2025. Assessors present: Chair Ann Cenzano, Ann Fisk, Rebecca Sabelawski, and Adam Tocci, Director of Assessing.

The meeting was called to order at 9:32 AM.

The Board will approve the minutes from the June 30<sup>th</sup>, 2025 meeting at the next meeting of the Board of Assessors meeting.

The Board discussed the potential adoption of Clause I and Clause J of the HERO Act (chapter 178 of the Acts of 2024). The earliest these two clauses could be adopted is the beginning of fiscal year 2027. Additional local adoption options for exemptions were discussed including the differences between the senior exemptions (41C and 41D). The Board decided to table future discussions surrounding local exemption adoptions to the following calendar year. A tax rate analysis will need to be performed for these local adoptions so the Board can make a more educated decision surrounding potential changes to exemptions.

Mr. Tocci gave a brief update on the tasks to be completed in the office during the month of July. This consists primarily of data collection and permit reviews of work completed during calendar year 2024. Additionally, Mr. Tocci informed the board that the LA13A form as well as the omitted/revised report was submitted in the Division of Local Services (DLS) gateway. This brings the office into compliance with the DLS filing requirements. The Board signed an authorization form to grant Mr. Tocci the ability to upload and edit the DLS gateway on the Board's behalf for the remainder of fiscal year 2026.

The board discussed the possibility of entering another contract with Sansousy Associates to assist in the valuation of State Class 504 assets, which includes telecom and pipelines within the Town. It was decided that Mr. Tocci will reach out to Sansousy Associates to potentially trim down the scope of services for the new contract. This would potentially save the department money while still providing essential valuation information.

The Board discussed the recently approved Judd Wire battery storage facility. The project is currently in the appeal phase with the Zoning Board with plans to potentially break ground in the Fall of 2026. Mr. Tocci explained that the department will be putting together a preliminary valuation for the facility to guide negotiations with Judd Wire. Several comparable facilities have been identified, and other Assessing Offices will be contacted to help guide our valuation decisions. A meeting with the Town Administrators will take place at 11 AM on this day, July 14<sup>th</sup> where the project will be discussed more in depth. A summation of this meeting will be presented at the next Board of Assessor meeting.

The Board discussed future meeting times and decided that the next meeting will take place on August 11<sup>th</sup> at 1 PM.

The Board voted/Roll Called to enter into Executive Session under purpose #7 to comply with, or act under the authority of, any general law (Chapter 59 Section 60) pursuant to M.G.L. c 30A Sec 21(a)(7) to discuss the Kearsarge Energy proposal, as the chair declared that it would be detrimental to the town's position if discussion is held in an open meeting. It was announced the Board would not reconvene in open session.

Regular meeting session adjourned at 10:04 AM

Submitted by,



Adam Tocci  
Director of Assessing

**List of Documents**

DLS authorization form