



Board of Assessors
Town Hall
365 Boston Road
Billerica, Massachusetts 01821

RICHARD J. SCANLON, *Chairman*
KATHRYN M. MATOS, *Associate*
JOHN B. SPEIDEL, *Associate*

Tele: (978) 671-0971
Fax: (978) 663-5621

MINUTES
BOARD OF ASSESSORS MEETING
March 19, 2021
1:30 PM via Zoom

Meeting was called to order at 1:30 PM. Present were Principal/Chief Assessor and Chairman Richard Scanlon and Associate Assessor Kathy Matos. Associate Assessor John Speidel was absent from the meeting. The Board met via Zoom to comply with Town of Billerica public meeting regulations due to the COVID 19 Pandemic.

A Motion was made to Open the Meeting by Ms. Matos, seconded by Mr. Scanlon. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; Mr. and the Chair Mr. Scanlon: Aye. The motion was voted 2-0. A Motion was also made by Ms. Matos to have each Board vote during this meeting be considered a Roll Call vote. Mr. Scanlon seconded. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The motion was voted 2-0.

FIRST ORDER OF BUSINESS – Acceptance of Minutes from the Last Meeting – Mr. Scanlon stated that no Board Minutes were ready for this meeting and would be presented at the next meeting.

PUBLIC COMMENT – Zoom Administrator Olivia Canario informed the Chair that no person appeared for Public Comment at this meeting.

SECOND ORDER OF BUSINESS – Consideration of Fiscal Year 2021 Real Estate Abatement Applications - Mr. Scanlon presented several abatement applications for the Board's consideration. Several residential applications were researched and recommended by Appraiser/Asst. Assessor Ken DerBoghossian. The Board reviewed the report filed by Mr. DerBoghossian for each application and briefly discussed each recommendation. After consideration, upon motion by Ms. Matos and second by Mr. Scanlon, the Board voted 2-0 to approve these abatement applications. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The abatement certificates as a result of the Board's actions in these matters are public record and are available upon request at the Assessors' Office. On the residential appeals, the Board voted the following properties to abate:

<u>Location</u>	<u>FY21 AV</u>	<u>FY21 Abated Value</u>	<u>Reason</u>
17 Wildbrook Road	\$612,700	\$568,400	Data Errors
5 Chatham Road #1	\$295,000	\$263,400	Data Error % Compl.
25 Folger Street	\$367,500	\$343,600	Data Errors

381 Boston Road	\$780,200	\$703,700	Sales/Mkt Cond
372 Boston Road	\$550,300	\$521,000	Data Error
25 Sycamore Lane	\$732,600	\$690,600	Sales/Mkt Cond.

After consideration, upon motion by Ms. Matos and second by Mr. Scanlon, the Board voted 2-0 to deny the abatement applications listed below. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The denial forms as a result of the Board's actions in these matters are public record and are available upon request at the Assessors' Office. On the residential appeals, the Board voted to deny the following properties:

<u>Location</u>	<u>FY21 Assessed Value</u>
223 Andover Road	\$326,700
29 Lexington Road	\$898,500
16 Jay Road	\$668,700
47 Dyer Street	\$444,500
21 Canterbury Street	\$223,000

The Board considered one business abatement application for abatement for property located at 95 Boston Road. Mr. Scanlon informed the Board that a data entry error caused the assessed value to be \$933,800 instead of the agreed upon value of \$925,000. He recommended that the Board honor the agreement. After consideration, upon motion by Ms. Matos and second by Mr. Scanlon, the Board voted 2-0 to approve this abatement application. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The abatement certificate as a result of the Board's action in this matter is public record and is available upon request at the Assessors' Office.

After consideration, upon motion by Ms. Matos and second by Mr. Scanlon, the Board voted 2-0 to deny the abatement applications listed below. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The denial forms as a result of the Board's actions in these matters are public record and are available upon request at the Assessors' Office. On the residential appeals, the Board voted to deny the following properties:

<u>Location</u>	<u>FY21 Assessed Value</u>
333 Boston Road	\$2,926,700
300 Concord Road	\$28,048,200 (Duplicate Filing – David G. Saliba, Esquire)
300 Concord Road	\$28,048,200 (Duplicate Filing – Robert J Gaines, Esquire)
279 Boston Road	\$697,400

FOURTH ORDER OF BUSINESS – Consideration of Fiscal Year 2021 Personal Property Abatement Applications – Mr. Scanlon presented several Personal Property abatement applications for the Board's consideration. He explained that all applications presented were either ongoing ATB cases or had not presented credible support for an abatement. After consideration, upon motion by Ms. Matos and second by Mr. Scanlon, the Board voted 2-0 to deny the abatement applications listed below. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The denial forms as a result of the Board's actions in these matters are public record and are available upon request at the Assessors' Office.

<u>Business Name</u>	<u>FY21 Assessed Value</u>
New England Power CO	\$16,386,600

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<u>Business Name</u>	<u>FY21 Assessed Value</u>
Mass Electric Company	\$44,329,100
National Grid (Colonial Gas)	\$36,117,800
Cellco Ptnrship (Verizon Wireless)	\$6,411,400
The Boeing Company	\$507,100

FIFTH ORDER OF BUSINESS – Consideration of Appellate Tax Board Settlements –

Cider Mill Property off Andover Road - Mr. Scanlon informed the Board that the Cider Mill property had closed on 2/17/2021 and that a majority of the acreage (27 acres) is now Town property. The value of the largest parcel (Map 50, Parcel 60-25) is proposed to be reduced from the Fiscal Year 2020 amount of \$8,200,000 to \$2,753,600 based upon an overall sale price to the Town of \$3,800,000. It should be noted that the owner (Sunrise Dev.) retained a 7 acre parcel for potential future development as an Asst. Care Living Facility as part of this arrangement. Mr. Scanlon informed the Board that the owner had an appraisal commissioned by Jones Lang Lasalle that had an appraised value of \$3,100,000. The Board discussed the overall sale and expressed approval that the Town had acquired such a parcel so close to the Town Center. Mr. Scanlon also stated that the same value proposal would be in effect for Fiscal Year 2021 as well. After consideration, upon motion by Ms. Matos and second by Mr. Scanlon, the Board voted 2-0 to approve this ATB settlement as presented. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The abatement certificate as a result of the Board's action in this case is public record and is available upon request at the Assessors' Office.

SEVENTH ORDER OF BUSINESS - Ms. Matos motioned to adjourn the meeting, seconded by Mr. Scanlon. A Roll Call vote was taken on this Motion: Ms. Matos: Aye; and the Chair Mr. Scanlon: Aye. The Board approved, 2-0.