



MANCHESTER-BY-THE-SEA

BOARD OF ASSESSORS • TOWN HALL

Manchester-by-the-Sea, Massachusetts 01944-1399

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Board of Assessors Meeting January 5, 2017

The meeting began at 5:33 p.m. Louis Logue, Chairman, Tim Girian and Jeff McAvoy, members of the Board and Virginia N. Thompson, MAA, Principal Assessor were present.

The Board received and reviewed the minutes for the December 1, 2016 meeting. Mr. McAvoy made a motion to accept the minutes as written. Mr. Logue seconded the motion with all in favor.

The Board reviewed and signed the Monthly Abatement Totals for December 2016.

The Board was notified of a possible settlement offer with Verizon New England for FY2010 and FY2011 cases. Ginny will keep them informed of any further development on this.

The Board was notified of the filing from Historic New England of their 3ABC for FY2018 and 1B3 for FY2017 to be exempt from taxation. The Board continues to support their original feeling that the property has not been used enough to meet exempt status.

The Board made their picks on how many abatement applications they think we will get. Lou-22, Tim-8, Jeff-17, Liz-12 and Ginny-15.

The Board discussed some property sales: 39 Coolidge Pt., 19 Highland Ave., 0 Greenbrier, 2 Elm St., 815 Summer St., 40 Forest St., 4 Bennett St. and 312 Summer St.

The next meeting was scheduled for Thursday, February 2, 2017 at 5:30 p.m. in room#5.

At 6:00 p.m. Attorney Philip Lake arrived for a hearing with the Board and the owners of 69 Harbor St., Mr. Runkle and Ms. Snodgrass. The Board had made a settlement offer to them and they wanted to discuss it with the Board. They reviewed all the time the property was on the market and how they feel that the price they paid through the Bankruptcy Court was the highest and market value. They asked the Board if they would keep the settlement value for 3 years and then they would withdraw the FY2016 case at the Appellate Tax Board. The Board privately discussed this and then Mr. McAvoy made a motion to accept this offer. Mr. Girian seconded the motion with all in favor. The Board notified the taxpayer and their attorney of the Board's decision. Ginny will send a letter to Mr. Lake on Monday with the agreement for them to sign and a request for a copy of the ATB withdrawal.

At 6:26 p.m. Mr. McAvoy made a motion to adjourn the meeting. Mr. Logue seconded the motion with all in favor.

Documents for this meeting were as follows:

- Minutes for December 1, 2016 meeting
- Monthly abatement total reports for December 2016

Respectfully submitted,

Virginia N. Thompson, MAA
Principal Assessor

APPROVED: February 2, 2017 Documents for this meeting can be found in the Assessor's Office