



## **MANCHESTER-BY-THE-SEA**

**BOARD OF ASSESSORS • TOWN HALL**  
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### **Board of Assessors Meeting February 2, 2017**

The meeting began at 5:39 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 January 5, 2017 meeting. Mr. Logue made a motion to accept the minutes as written. Mr. Girian seconded the motion with all in favor.

There were no Monthly Abatement Totals for January 2017 for the Board to review and sign. First time ever, that Ginny remembers.

The Board received a copy of the report Ginny did for the Annual Town Report. They also received a notice for the MAAO Winter meeting, March 1, 2017 at Lombardo's in Randolph. Also a copy of the FY2016 EQV report.

Ginny notified the Board that the Appellate Tax Board hearing for Thomas Jefferson Memorial Center, FY2016 has been postponed until after the Finding of Fact report comes out for FY2015.

Ginny gave the Board a copy of her Quarterly Report that she did for her quarterly meeting with the Town Administrator.

Ginny asked the Board for a vote on the additional amount needed to be deducted from Overlay for the two Senior Work-off people for this fiscal year. Mr. Logue made a motion to allow an additional amount of \$208 to be deducted from the Overlay to cover FICA and OBRA amounts. Mr. McAvoy seconded the motion with all in favor.

The Board reviewed two new applications for Deferrals, 41A for Carol Powers and Sandra Gillis. Mr. Girian made a motion to approve the Deferral for Carol Powers. It was seconded by Mr. Logue with all in favor. Mr. McAvoy made a motion to approve the Deferral for Sandra Gillis. Mr. Girian seconded the motion with all in favor.

The Board reviewed abatement applications and made the following decisions:

- #2 PP – Summer St. Realty Trust – 379 Summer St. – Mr. Logue made a motion to abate in full due to them living there year round now. Mr. McAvoy seconded with all in favor.
- #4 RE – MBTS 13 Elm Street, LLC - 13 Elm St. – After the Board reviewed the purchase price and other properties that the owner used as comps and comps that we used, Mr. Logue made a motion to deny the application. Mr. Girian seconded the motion with all in favor.
- #8 RE – 4 Hidden Ledge Road Trust – 4 Hidden Ledge Rd. – Ginny explained that she had done an inspection of the property and with the changes the value increased. Mr. McAvoy made a motion to deny the application. Mr. Girian seconded the motion with all in favor.

- #10 RE – Gordon Hall – 23 Blynman Circle – After reviewing the sale in 2015 on the road, which is what we used for these assessments and then the 2016 sales, which is when this sold, Mr. Girian made a motion to deny the application. Mr. Logue seconded the motion with all in favor.
- #11 PP – Timothy Donovan, 49C Raymond St. – Ginny informed the Board that was picked up as a new second home this year. Mr. Donovan supplied a copy of a lease showing that he rents the property year round. Mr. Girian made a motion to approve the application, Mr. Logue seconded with all in favor.
- #12 PP – Donald Lombardi – 11 Ledgewood Rd. – Mr. Lombardi filed because of the item that we are assessing him for, that he does not have. After deducting that from his account the value dropped to under \$5000. We do not bill anyone with a value less than \$5000 on Personal Property. Mr. Girian made a motion to abate the bill in full; Mr. McAvoy seconded the motion with all in favor.

Ginny gave the Board an update on the Title Research. We have one section down, one being worked on and one more to go.

The next meeting was scheduled for Thursday, February 23, 2017 at 5:30 p.m. in room#5. Ginny with ask John Glovsky to attend to discuss the Essex County Club.

After reviewing the list of abatements remaining the Board asked Ginny to get an inspection of the Bullock property at 11 Proctor St. prior to him coming in for a hearing. The hearing will be sometime in March.

The Board discussed some property sales: 39 Coolidge Pt. for \$6,150,000, 100 Bridge St. for \$725,000, and 35 Summer St. for \$700,000.

At 6:30 p.m. Mr. Girian 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 January 5, 2017 meeting
- Annual report
- MAAO Winter meeting notice
- FY2016 EQV
- Quarterly Report – Ginny
- Overlay amount for Senior Work-off
- 2 Deferral applications – Confidential
- 6 Abatement applications - Confidential

Respectfully submitted,

Virginia N. Thompson, MAA  
Principal Assessor

**APPROVED: February 23, 2017 Documents for this meeting can be found in the Assessor's Office.**