



Town of Groton
Board of Assessors
173 Main Street
Groton, MA 01450
978-448-1127

Meeting Minutes **May 26, 2004**

Board Attendees:

Edward J. Kopec, Chairman
Hugh McLaughlin
Sylvia Sangiolo, Clerk

Other Attendees:

Rena E. Swezey, Assistant Assessor
Rebecca Scribner, Assessors Clerk

Mr. Kopec opened the meeting at 3:00pm.

New Business

1. The Board approved and signed the following documents:

- Motor Vehicle Abatement Log - \$1,000.21
- Motor Vehicle Abatement Log - \$1,089.58
- Motor Vehicle Abatement Log - \$255.94
- Motor Vehicle Commitment #2A of 2004 - \$861.20
- Motor Vehicle Commitment #9 of 2003 - \$3,152.54
- MAAO Dues - \$195.00
- CTC telephone bill - \$92.46

2. The BOA re-organized for the following year. Mr. McLaughlin made a motion and Ms. Sangiolo seconded the motion that Mr. Kopec continue as Chairman of the Board. The vote was unanimous. Mr. McLaughlin made a motion and Mr. Kopec seconded the motion that Ms. Sangiolo continue as Clerk. The vote was unanimous.

3. 32 Jenkins Road – The owners have requested removal of the property from Chapter Land 61/61A as they have a Purchase and Sales Agreement.

Old Business

The Board approved and signed the following documents:

1. Chapter 61A Lien Release for 347 West Main Street
 - a. Tomorrow Mr. Kopec will sign the document in the Town Clerk's office so that someone there can notarize his signature.
 - b. Mr. McLaughlin made a motion that a letter be sent to the BOS informing them that the BOA recommend that the town should not purchase this property under the right of first refusal. Ms. Sangiolo seconded the motion and the vote was unanimous.
2. Liens for Chapter Land not previously recorded - \$575.25
 - a. Ms. Swezey will inform the Town Accountant to take the money out of the "Emergency Fund"
 - b. The BOA signed all of the forms.

Discussion

Ms. Sangiolo and Mr. McLaughlin headed up a discussion on Levy Limits.

1. They established that the Assessor's role in Town Government is to teach and explain what Levy Ceilings are.
2. Mr. McLaughlin will handle education.
3. We need to get more commercial and industrial zoned properties in town.
4. Mr. McLaughlin will create a formula to look at on a yearly basis, so that the BOA can inform other town boards where the Safety Zone is before we end up using inflated money.
5. Our BOA needs to obtain a handle on whether the town is spending real money or inflated money.
6. Ms. Sangiolo and Mr. McLaughlin recommended broadening the commercial base.
7. Data from Assessor's office is needed to compare to other towns regarding the amount of yearly revenue of Industrial properties.
8. A report is needed of the amount of available space which is left in Groton.
9. Mr. McLaughlin has set a goal of Labor Day to have written a white paper on the Tax Ceiling.
10. The big message they left us with is to think Commercial not Industrial. Commercial properties fit in with the town better than industrial (manufacturing) buildings would.

Revaluation Update

1. Mr. Mark Harrell from Patriot Properties has begun the revaluation process. He has:
 - a. Changed land scales
 - b. Cleaned up codes on sales
 - c. Printed sales ratios
 - d. Worked on land residuals
 - e. Completed neighborhoods

- f. Changed info on house styles
 - g. Done field reviews
2. Mr. McLaughlin noted that there are many mixed neighborhoods and Ms. Sangiolo noted that there are many small, no-frontage parcels that are assessed too high.

Additional Information

1. ATB filings are in for Shames Realty (Citizens Bank) on 163 Main Street and Bell Atlantic Mobile.
2. Ms. Swezey recommended that Ms. Scribner and Ms. Miller attend a Patriot User Conference on Monday, June 21st. The board approved it.

The next meeting will be June 9th at 3:00pm

Mr. McLaughlin made a motion to adjourn at 4:30pm. Ms. Sangiolo seconded the motion. The vote was unanimous. The meeting was adjourned at 4:30pm by Mr. Kopec.