

**BOARD OF  
ASSESSORS  
MEETING  
MINUTES**

**May 11, 2016**

**Town Hall 1 Main St., Upton, MA 01568**

**Chairman James Earl, Assessor Kelly McElreath, Assessor  
William Taylor, Department Coordinator, Tracey Tardy**

1 The meeting, located at 1 Main St Upton MA, Ground floor conference room, was called to order by  
2 Assessor McElreath at 4:12 p.m. Second: Chairman Earl, unanimous vote by the Board.

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4 Attendees: Chairman James Earl, Assessor Kelly McElreath, Assessor William Taylor and Department  
5 Coordinator Tracey Tardy, Visitor Denise Smith

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7 Motion was made by Assessor McElreath to accept the meeting minutes from April 27, 2016. Second:  
8 Chairman Earl, majority vote by the Board.

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10 Motion was made by Assessor McElreath to reorganize the office. Assessor McElreath nominated James  
11 Earl to be Chairman of the Board, Second by Assessor Taylor and made unanimous vote of the Board by  
12 Assessor Earl.

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14 Motion was made to appoint Tracey Tardy as the Department Coordinator by Assessor Taylor, second:  
15 Assessor McElreath and unanimous by Chairman Earl.

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17 Motion was made to approve/deny motor vehicle abatement applications by Assessor McElreath, Second  
18 Chairman Earl and unanimous by Assessor Taylor.

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20 2 abutter's lists were certified one for 66 West Main St. and one for 50 Glen Ave and all of Hartford Ave  
21 South.

22  
23 Denise Smith attended the meeting on behalf of the Conservation Committee to discuss wet lands and  
24 how they will be handled.

- 25
- For properties in the system receiving discounts will need evidence of wet lands
  - Munimapper GIS layer can be used to help figure out the amount of land that is wet
  - Each parcel will need to be reviewed on a separate basis
- 26  
27  
28

29 Assessors' points on wet land: There was much discussion regarding the wetland discounts. It had been  
30 determined there are about 60 parcels receiving wetland discount in different amounts. It was determined  
31 each of these parcels will need to be looked at individually in order to fairly and equitable assess a  
32 discount if appropriate. After discussion, the following were agreed upon:

- 33
- If wetlands were needed to make 2 acre lot for the intended purpose of a buildable lot no  
34 discount should be given
  - If lot was found to not be buildable after purchase the Board and Conservation will need to  
35 review individually to determine status
- 36  
37

38 It was decided the Department Coordinator would review all requests received and conduct research on  
39 the properties receiving the largest discount.

40  
41 The Board began to individually review some wetland discounts:

42  
43 Motion by Assessor McElreath was made to table 56 Forest St until more research is done regarding the  
44 wet land. Second: Assessor Taylor, unanimous Chairman Earl

45

46 Parcel 014-063- Mechanic St was receiving wet land discount. The parcel is not buildable because it  
47 doesn't have frontage and lot not big enough according to zoning. The lot will be change from prime site  
48 to rear acres.

49  
50 10 Francis Dr was reviewed for wetland and the Board voted to deny a discount. The lot is 1.194 acres  
51 and part of a subdivision so the lot is smaller than the 80000 required. Per the plan 9,913 square feet is  
52 considered wet, however; that did not hinder the building of the home in any way; therefore, the land was  
53 able to be used for its purpose. No other lots on that street are receiving any kind of a wet land discount.  
54 Motion made by Assessor McElreath, second Assessor Taylor and unanimous Chairman Earl  
55 A letter will be written to Mr. Cubberley of 10 Francis Dr. explaining the Boards decision.

56  
57 In other business:  
58  
59 Narragansett Indian Tribe parcels 015-152 & 015-154 has paid all for Fiscal 2016 taxes and have now  
60 been placed on the tax rolls are tax exempt.

61  
62 Assessor McElreath will contact Attorney Joseph Gove regarding the appraisal and letter he wrote to the  
63 Assessor regarding the value of land owned by the Central Mass Beagle Club. The appraisal was done  
64 for a bank not the Assessors therefore the scope of work was for a different reason also the building was  
65 compared to homes rather than the club house it is. The Board will have Northeast Revaluation go out  
66 and review the property next time they are in town to see check the value.

67  
68 Assessor McElreath will speak with the Town Manager regarding the Hixon property on 108 Main St.  
69 The property has been sold and 2 deeds were received and there is a question as to what the release deed  
70 was for. The Board would like to contract Hixon's attorney to verify the meaning of the second deed but  
71 needs to know if the Board can make the call of it someone from Kopelman and Page will have to.

72  
73 Next meeting will be scheduled for May 25, 2016

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75 Meeting was adjourned @ 5:24 p.m.

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77 Respectfully Submitted,

78  
79 Tracey Tardy, Department Coordinator

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