

**BOARD OF  
ASSESSORS  
MEETING  
MINUTES**

**June 22, 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 4:00 p.m. Second: Chairman Earl, Majority vote by the Board

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4 Attendees: Chairman James Earl, Assessor Kelly McElreath and Department Coordinator Tracey Tardy.  
5 Assessor Taylor not able to attend, Dan Lane from Northeast Revaluation

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7 Mr. Lane gave the Board an update as to where we stand with the state certification. Mr. Lane informed  
8 the Board that the certification process was a little ahead of schedule:

- 9  
10
  - personal property reviews and updates are complete
  - 11 • second round of home inspections for a 1/3 of the town has begun
  - 12 • field review is complete.
  - 13 • half a day for the utilities will be needed to complete.

14  
15 The state has been sent the zoning map, chapter land pricing updates and landline/neighborhood code  
16 reports. The next meeting with the DOR is scheduled for August 31 to review all other reports and begin  
17 the price and table adjustments.

18  
19 All new photos will be taken this year when the final round of permits is done. That is scheduled for the  
20 second week of July.

21  
22 Their goal is to have the certification complete by the end of September.

23  
24 Mr. Lane also answered questions regarding the solar panels being placed on Walker Drive. He said the  
25 land can be changed to commercial if the structures had begun to be built by June 30. Any taxes on the  
26 structure cannot be picked up as they were not in place on January 1<sup>st</sup> and by law for personal property it  
27 must be there by that date.

28  
29 The Board will schedule another update with Dan Lane to revisit the process during the second meeting in  
30 August.

31  
32 Linda Gallant met with the Board to discuss land that is nonbailable on Walnut and Forest St. Ms.  
33 Gallant brought in plans proving that the land is wet and not one lot can be built on. Chairman Earl and  
34 Assessor McElreath explained to her the best thing she could do to lower the value and taxes for the land  
35 would be to have a deed drawn up combining all the lots into one large lot then place all but 2 acres into  
36 chapter 61B. Ms. Gallant was going to speak to her lawyer about combining the lots and get back to us  
37 by August 15<sup>th</sup>.

38  
39 Wetlands discount discussion took place stating that all property owners that have not contacted the office  
40 will be removed. All other properties will be tabled until the Conservation Committee has finished with  
41 the letter to help the Board with the new process being set.

42  
43 The solar field Pilot info for the state will be worked on by Assessor McElreath and the Department  
44 Coordinator.

45

46 Overlay balances were reviewed

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48

49 Motion was made by Assessor McElreath to accept the meeting minutes from June 8, 2016. Second:  
50 Chairman Earl, Majority vote by the Board

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52 Next meeting will be scheduled for July 13, 2016

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54 Meeting was adjourned @ 5:09 p.m.

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56 Respectfully Submitted,

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58

59 Tracey Tardy, Department Coordinator

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