

**BOARD OF  
ASSESSORS  
MEETING  
MINUTES**

**April 27, 2016**

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

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

1 The meeting, located at 1 Main St Upton MA, Ground floor conference room, was called to order by  
2 Chairman Earl @ 4:10 p.m. Second: Assessor McElreath, majority vote by the Board.

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4 Attendees: Chairman James Earl, Assessor Kelly McElreath, Department Coordinator Tracey Tardy,  
5 visitor William Taylor

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7 Motion was made by Assessor McElreath to accept the meeting minutes from April 13, 2016. Second:  
8 Chairman Earl, majority vote by the Board.

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10 Motion was made by Assessor McElreath to move Mrs. Cyndy Rogers to the top of the agenda to discuss  
11 her land value as she arrived early to the meeting. Second: Chairman Earl, majority vote by the Board. A  
12 discussion took place regarding Map 014 lot 001. The parcel had been receiving a wet lands discount and  
13 will no longer be receiving one with the new wet lands guidelines. Mrs. Rogers explained that the parcel  
14 is not a buildable lot because of the shape, setbacks for water and sewer and zoning. Assessor McElreath  
15 explained that the wet land discounts that were currently on file for parcels didn't appear to be fair and  
16 equitable and are in the process of being reviewed. The Board will look into her parcel and see if the land  
17 falls into another bracket other than the wetland because of its shape and where the brook runs etc...  
18 Either someone from the Board or the Coordinator will contact her in a couple of weeks once a full  
19 review is done.

20  
21 One abutter's list was certified 83 Grove St regarding the culvert work DPW needs to do.

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23 Motor vehicle abatement applications and certificated were approved

24  
25 Approved vouchers

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27 A motion was made by Assessor McElreath to address wet lands as it was not anticipated by the  
28 Chairman prior to the 48 hours to adjust the agenda. Second: Chairman Earl, majority vote of the Board.  
29 The Boar discussed the following:

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- 31 • The Board feels they are not experienced to delineate wet lands
  - 32 • It if is found that the property has water or wet areas what will the discounts be if any?
  - 33 • How will the Board determine if a discount is warranted? Can the land be developed?
  - 34 • Bill Taylor will discuss with the Conservation and see if new guidelines just for wet area can be  
35 set up and not for scope of work (NOI or ANRAD) as is most cases for people currently receiving  
36 a discount it was just open land
  - 37 • Can prior plans or surveys be used that show the wet area and tell the percent or delineation of  
38 wet land on the property?
  - 39 • Request was made for the Coordinator to contact the 15 people that contacted the office to see if  
40 they have ever received DEP numbers also to check the registry of deeds to see if a NOI was ever  
41 filed

42 5:00 Dan Heney met with the Board regarding the value of the land on his subdivision for fy16. A  
43 clerical error was made when the land was split it was not given the proper discount to the value  
44 according to the subdivision guidelines. He did not file abatement because he didn't receive the bills to  
45 review until after the Feb. 1<sup>st</sup> deadline because he moved his office and the post office didn't forward the

46 mail to him. The Board agreed an error was made and do to the circumstance with the post office will  
47 contact the state to see if an abatement can be approved.

48

49 Chairman Earl let the Board know that he will be on vacation for the first meeting in June and Mr. Taylor  
50 let the Board know that he will be out the 2<sup>nd</sup> meeting in June.

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52 Next meeting will be scheduled for May 11, 2016

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54 Meeting was adjourned @ 5:15 p.m.

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56 Respectfully Submitted,

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58 Tracey Tardy, Department Coordinator

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