

TOWN OF LUDLOW
BOARD OF ASSESSORS

488 CHAPIN STREET

LUDLOW, MASSACHUSETTS 01056

TEL: (413) 583-5608 FAX: (413) 583-5603

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BOARD OF ASSESSORS MINUTES FOR WEDNESDAY, FEBRUARY 19, 2020

Minutes of the Board of Assessors Meeting held February 19, 2020 at 4:30 p.m. in the Selectmen's Conference Room, 3rd Floor @ Ludlow Town Hall

Members of Board of Assessors: Antonio Rosa – Chairman (Absent)
Kelly Rua – Clerk (Present)
Michael O'Rourke - Member (Present)

Also, in Attendance: Jose Alves - Assistant Assessor (Present)
Maria Fernandes - Associate Assessor (Present)

Meeting began at 4:30 p.m. called to order by Mr. O'Rourke in the Assessor's Department.

18. Board noted the deaths for the month of January 2020.
19. Motion made by Mr. O'Rourke to approve and sign departmental payments for the month of February 2020. Motion seconded by Mrs. Rua. Motion passed 2-0.
20. Motion made by Mr. O'Rourke to approve and sign 2 copies of Commitment List 1 for 2020 Motor Vehicle and Trailer Excise Taxes in the amount of \$2,219,603.58. Motion seconded by Mrs. Rua. Motion passed 2-0.
21. Motion made by Mr. O'Rourke to approve and sign an Assessor's Warrant to Tax Collector, Fred Pereira for 2020 Motor Vehicle and Trailer Excise Taxes for Commitment 1 in the amount of \$2,219,603.58. Motion seconded by Mrs. Rua. Motion passed 2-0.
22. Motion made by Mr. O'Rourke to approve and sign 2 copies of Commitment List 8 for 2019 Motor Vehicle and Trailer Excise Taxes in the amount of \$10,215.33. Seconded by Mrs. Rua. Motion passed 2-0.
23. Motion made by Mr. O'Rourke to approve and sign an Assessor's Warrant to Tax Collector, Fred Pereira for 2019 Motor Vehicle and Trailer Excise Taxes for Commitment 8 in the amount of \$10,215.33. Motion seconded by Mrs. Rua. Motion passed 2-0.
24. Motion made by Mr. O'Rourke to approve and sign Assessor's Warrant to Tax Collector, Fred Pereira for Fiscal Year 2020 Real Estate Taxes for Payment In-Lieu of Taxes for 1077 Center Street Solar in the amount of \$40,466.00. Motion seconded by Mrs. Rua. Motion passed 2-0.

25. Motion made by Mr. O'Rourke to sign 2017, 2018 and 2019 Motor Vehicle and Trailer Excise Tax Abatement Records for the month of January 2020 in the total amount of \$582.72. Motion seconded by Mrs. Rua. Motion passed 2-0.
26. Motion made by Mr. O'Rourke to sign Fiscal Year 2020 Real Estate Tax Exemption Record under Blind 37A, Senior 41C and Veterans 22 for the month of January 2020 in the amount of \$13,841.66. Motion seconded by Mrs. Rua. Motion passed 2-0.
27. Motion made by Mr. O'Rourke to sign Fiscal Year 2020 Senior Real Estate Work Abatement Record for the month of January 2020 in the amount of \$500.00. Motion seconded by Mrs. Rua. Motion passed 2-0.
28. Motion made by Mr. O'Rourke to sign Fiscal Year 2020 Personal Property and Real Estate Tax Abatement Record for the month of January 2020 in the total amount of \$62,254.63. Motion seconded by Mr. Rua. Motion passed 2-0.
29. Motion made by Mr. O'Rourke to approve and sign 2018 and 2019 Motor Vehicle and Trailer Excise Tax Abatement Applications and Certificates for the month of February. Motion seconded by Mrs. Rua. Motion passed 2-0.
30. Motion made by Mr. O'Rourke to approve, deny and sign Fiscal Year 2020 Real Estate Tax Exemption Applications, Certificates and Denial Notices under 37A Blind, 41C Senior and 22 Veterans for the month of February 2020. Motion seconded by Mrs. Rua. Motion passed 2-0.
31. Motion made by Mr. O'Rourke to approve and sign the Board of Assessor's Minutes and Executive Session Minutes from their meeting held on January 22, 2020. Motion seconded by Mrs. Rua. Motion passed 2-0.
32. Motion made by Mr. O'Rourke to approve and sign 2 copies of Commitment List 9 for 2017 Motor Vehicle and Trailer Excise Taxes in the amount of \$123.75. Motion seconded by Mrs. Rua. Motion passed 2-0.
33. Motion made by Mr. O'Rourke to approve and sign the Board of Assessor's Warrant to Tax Collector, Fred Pereira for 2017 Motor Vehicle and Trailer Excise Taxes for Commitment 9 in the amount of \$123.75. Motion seconded by Mrs. Rua. Motion passed 2-0.

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Discussion:

- **Next Meeting – March 25, 2019 @ 4:30 p.m.**

Executive Session: Motion made by Mr. O'Rourke to go into Executive Session at 4:40 p.m. to review, approve or deny Fiscal Year 2020 Real Estate Tax Abatement Applications and Personal Property Tax Abatement Applications. The Board will also discuss the new solar farm on Nash Hill Road that will be run by Kearsarge Energy LP. To comply with Mass Law Chapter 59, Section 60 and will return to regular session when Executive Session has ended.

Roll Call:

Michael O'Rourke – yes
Kelly Rua - yes

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Motion made by Mr. O'Rourke to adjourn @ 5:00 p.m. Motion seconded by Mrs. Rua. Motion passed 2-0.

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Roll Call:

Michael O'Rourke – yes
Kelly Rua - yes

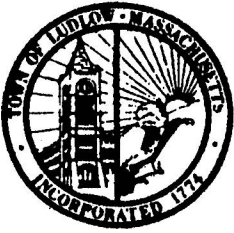
Respectfully submitted,

Absent
Antonio Rosa, Chairman

Kelly Rua, Clerk

Michael O'Rourke, Member

~~Antonio Rosa~~
Kelly Rua
Michael S. O'Rourke



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BOARD OF ASSESSOR'S EXECUTIVE SESSION MINUTES FOR WEDNESDAY, February 19, 2020

Minutes of the Board of Assessor's Meeting held February 19, 2020 in the Selectmen's Conference Room on the 3rd Floor of the Town Hall @ 4:40 p.m.

Board Members Present were:

Antonio Rosa - Absent
Michael O'Rourke
Kelly Rua

Also, Present were:

Jose Alves
Maria Fernandes

Executive Session: Motion made by Mr. O'Rourke to go into Executive Session at 4:40 p.m. to review, approve or deny Fiscal Year 2020 Real Estate Tax Abatement Applications and Personal Property Tax Abatement Applications. The Board will also discuss the new solar farm on Nash Hill Road that will be run by Kearsarge Energy LP. To comply with Mass Law Chapter 59, Section 60 and will return to regular session when Executive Session has ended.

Roll Call:

Michael O'Rourke – yes
Kelly Rua – yes

- Board to review and approve or deny Fiscal Year 2020 Abatement Applications and Certificates for Real Estate and Personal Property Taxes.

The Board of Assessors reviewed all Fiscal Year 2020 Abatement Applications, and Notices of Refusal and Certificates to Abate Real Estate Taxes and Personal Property Tax Abatements. Mr. Alves had previously inspected all Abatement Applicants properties and businesses and explained each abatement and refusal finding to the Board of Assessors. Motion made by Mr. O'Rourke to approve the following Real Estate Tax Abatement Applications. Motion seconded by Mrs. Rua. Motion passed 2-0.

Approved Real Estate Tax Abatements and Certificates vote passed 2-0.

41-250-13B-0-R
15C-3650-119A-0-R
12C-4550-96-0-R
27A-4650-73-0-R
11A-6500-88-0-R
16A-7580-49-1-R
33-10550-52C-0-R
17-13050-71-0-R
1C-17800-98-0-R
33-18670-112K-0-R
29-3650-18-0-R
27A-8000-152-0-R
12D-10650-40-0-R
12B-11650-135-0-R
15D-19000-207-0-R
15A-11400-228A-0-R
2C-1300-73-0-R
24-3550-60C-0-R
29-3650-11-1-R
27B-6300-69B-0-R
27A-8000-160-0-R
12B-11650-146-0-R
12A-17550-106-0-R

15D-3250-8-0-R
16B-3650-87B-0-R
12C-4550-103-0-R
27B-4900-39A-0-R
912D-7500-106-0-R
26-10160-71A-0-R
30-11075-52P-0-R
3-14550-15Z-0-R
2D-17700-50-1-R
11A-900-30-0-R
17D-4200-118-0-R
26-9760-26G-0-R
10-10810-47-0-R
16A-14350-165-0-R
2C-1300-75-0-R
40-250-78D-0-R
11D-2060-138-0-R
24-3550-60B-0-R
1C-5710-137Z-0-R
12D-7950-76-0-R
30-11075-52L-0-R
15C-12300-32-0-R

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Approved Personal Property Tax Abatement and Certificate vote passed 2-0.

Acct. 0-219-PP-0-P

Notices of Refusals to Abate Real Estate Taxes vote passed 2-0.

15C-2350-121-0-R
9-5850-63-0-R
13C-3550-10-5-R
9-10815-79E-0-R
29-3650-19-0-R
10-10350-161-0-R

The Board discussed with Mr. Alves the new solar farm on Nash Hill Road, that will be run by Kearsarge Energy, LP.

Mr. Alves discussed with the Board of Assessors the approach of taxation the town should take in regard to a Payment In-lieu of Taxes for this new solar facility located on Nash Hill Road. Mr. Alves offered the company a \$45,000.00 per acre for the solar facility after his research and that was rejected by Kearsarge Energy, LP. That was up from his original price of \$30,000.00 per acre that he had discussed with the Board at a prior meeting. Mr. Alves and the Board had also discussed splitting the difference with the solar company for land pricing at \$37,500.00 per acre. Mr. Alves did offer Kearsarge Energy, LP a land pricing at \$37,500.00 which the company agreed upon.

Motion made by Mr. O'Rourke to return to regular session and adjourn @ 5:00 p.m. Motion seconded by Mrs. Rua. Motion passed 2-0.

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Roll Call:

Michael O'Rourke – yes

Kelly Rua - yes

Respectfully submitted,

Kelly Rua

Date:

Board Members _____

Mr. Rosa Absent _____

~~Antonio Rosa~~ _____
Kelly Rua
Michael S. O'Rourke