

# MINUTES

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## BOARD OF ASSESSORS

Date: 05/19/2020

Present: Jude T. Cristo, George R. Valery, Principal Assessor Keomani, and Maureen Trottier

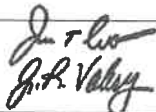
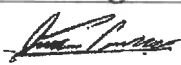
Start time 7:00 p.m. (ZOOM CONFERENCE MEETING)

Absent: Jonathan Cammuso

- 1) The Board reviewed and discussed a Solar Pilot with Syncarpha Millbury LLC. and commended Principal Assessor Keomani for all his efforts in negotiating the Pilot.
- 2) The Board reviewed and discussed an article put forth by Selectmen Naff to raise the Town's real estate exemptions by 100%.
- 3) The Board reviewed and approved Real Estate Abatements  
As follows:  
55 Canal St  
312 Millbury Ave.
- 4) The Board reviewed and denied Real Estate Abatements  
As follows:  
10 Latti Farm Rd.  
148 Wheelock Ave.  
284 West Main St.  
16 J F Kennedy Dr.  
2 Latti Farm Rd.  
South Main St.  
33 Providence St.  
449 South West Cutoff

RECEIVED  
TOWN CLERK  
2020 JUN 19 AM 8:31  
MILLBURY, MASS.

BOARD OF ASSESSORS

DATE: June 9, 2020

*Gateway to The Blackstone Valley*  
Millbury • Massachusetts



*Office of The*  
**BOARD OF ASSESSORS**

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MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527  
Tel. 508 / 865-4732 • Fax: 508 / 865-0857

April 23, 2020

Mr. Kelley,

I have reviewed the Solar Pilot agreement with Syncarpha Millbury LLC, aka 278 West Main St, and find everything in order. This final version is both acceptable and beneficial to the town.

Original proposal: \$1,000 per 7.142 MW = \$7,142 per year

Final proposal: \$14,000 per 7.142 MW + 1.25% increase = \$112,801/per year (avg)

This final proposal gives the town an initial payment of about \$100,000 in year one which will then increase 1.25% each year after. This equates to an average payment of \$112,801 per year over the life of the contract, a difference of \$105,659 per year from the original proposal. During negotiations, I reached out to neighboring Assessors to inquire about their tax agreements. This company happens to operate a similar sized facility nearby (Northbridge). For comparison, I asked that town's assessor to forward me their tax agreement:

Northbridge agreement: \$50,603 (P.P.) + \$15,564 (Land) = \$66,167 avg. annual payment

Millbury agreement: \$14,000 @ 7.142 MW + 1.25% = \$112,801 avg. annual payment

Again, I believe this agreement is in the best interest of the town and will serve as a standard for other neighboring towns in their tax negotiations.

-Regards,

Lee Keomani, MAA  
Principal Assessor, Town of Millbury

Worcester Registry of Deeds in Book 4404, Page 404, consisting of 4.97 acres, more or less, and designated for playground purposes in accordance with Chapter 45, Section 14, of the Massachusetts General Laws; and to meet this appropriation, transfer the sum of \$12,000 from free cash, reauthorize the appropriation of \$30,000 for this purpose approved under Article 4.R of the 2018 Annual Town Meeting, and authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue any bonds or notes as may be necessary to fund such renovation, as authorized in Chapter 44, Section 7, of the Massachusetts General Laws, or any other enabling authority; and further to authorize the Board of Selectmen or its designee to seek and to file on behalf of the Town any and all applications for grants and/or reimbursements to make up the cost of such renovation, including those made under the Urban Self-Help Act (301 CMR 5.00), and to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said renovation; or take any action thereon. (Board of Selectmen) (Required Vote: Two-Thirds Majority)

*Reason: The Town seeks \$12,000 in free cash and the reauthorization of \$30,000 from a prior year's free cash allocation to serve as a local match to be spent by the Director of Planning & Development for the purpose of replacing the large play structure at the Woolie World Playground within the Washington Street Park. This 30-year structure is beyond its useful life and is no longer code-compliant. The total project cost is estimated at \$156,000. The Town strives to make up the difference between the municipal appropriation and the total project cost through a combination of grants and donations. If the Town is unable to achieve its fundraising goal, the project will be put on hold or scaled back.*

#### MISCELLANEOUS ACTIONS

**ARTICLE 23:** To see if the Town will vote to accept the provisions of Chapter 59, Section 5C 1/2, of the Massachusetts General Laws, to provide an additional exemption of 20% of the real property tax exemptions authorized under Chapter 59 Section 5, of the Massachusetts General Laws, for certain blind persons, veterans, surviving spouses and seniors, or take any action thereon. (Board of Selectmen and Board of Assessors) (Required Vote: Majority)

Exemption Code		FY20	Proposed Increase	New Amount
		Amount		
37	Blind	550	20%	660
17D	Elderly-low	262	20%	315
41	Elderly-high	1,100	20%	1,320
22	Veteran-low	440	20%	528
22E	Veteran-100%	1,100	20%	1,320
22B	Veteran-Max	1,375	20%	1,650

*\$230,000.00  
release 80,000.00*

*Reason: The Board of Selectmen and the Board of Assessors are recommending that the Elderly and Veterans tax exemptions be increased by 20%. Currently, tax exemptions are based on qualifying indices and financial asset determinants. The total amount of these tax exemption costs per year is \$152,065.00. This increase would increase the annual cost to \$182,481.00, an increase of \$30,416.00, based on current exemption amounts.*

**ARTICLE 24:** To see if the Town will vote to accept the provisions of Chapter 59, Section 5C 1/2, of the Massachusetts General Laws, to provide an additional exemption of 100% of the real property tax exemptions authorized under Chapter 59, Section 5, for certain blind persons, veterans, surviving spouses and seniors, or take any action thereon. (Selectman Christopher Naff) (Required Vote: Majority)

Exemption Code		FY20 Amount	Proposed Increase	New Amount
37	Blind	550	100%	1,100
17D	Elderly-low	262	100%	525
41	Elderly-high	1,100	100%	2,200
22	Veteran-low	440	100%	880
22E	Veteran-100%	1,100	100%	2,200
22B	Veteran-Max	1,375	100%	2,750

*Reason: Selectman Naff is recommending that the Elderly and Veterans tax exemptions be increased by 100%. Currently, tax exemptions are based on qualifying indices and financial asset determinants. The total amount of these tax exemption costs per year is \$152,065.00. This increase would increase the annual cost to \$304,130.00, an increase of \$152,065.00, based on current exemption amounts.*

**ARTICLE 25:** To see if the Town will vote in accordance with the provisions of Chapter 30B, Section 12(b), of the Massachusetts General Laws, to authorize the Director of the Asa Waters Mansion, with the approval of the Town Manager, to solicit and award contracts for terms exceeding three years with respect to contracts for events and related vendor services at the Asa Waters Mansion, or take any action thereon. (Board of Selectmen) (Required Vote: Majority)

*Reason: The Uniform Procurement Act, M.G.L. c. 30B, requires a Town Meeting vote to authorize the Town to enter certain contracts for terms in excess of three years. The Town seeks flexibility to enter contracts for terms in excess of three years for events and vendor services at the Asa Waters Mansion, to provide flexibility given the time frames associated with weddings and events held at the mansion.*

**ARTICLE 26:** To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for the enactment of special legislation that would exempt the Asa Waters Mansion from compliance with the provisions of Chapter 30B of the Massachusetts General Laws with respect to contracts for events and related vendor services at the Asa Waters Mansion, provided that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments thereto before enactment by the General Court, which amendments shall be within the public purposes of said petition, or take any action thereon. (Board of Selectmen) (Required Vote: Majority)

*Reason: The restrictions of the Uniform Procurement Act, M.G.L. c. 30B, impose constraints on entering contracts for events and vendors at the Asa Water Mansion, which put the mansion at a*

**FISCAL YEAR 2020**

**Real Estate/Personal Property Report** for the month of **FEBRUARY**

**BOARD OF ASSESSORS**

\_\_\_\_\_  
Jude T Cristo

\_\_\_\_\_  
George R Valery

\_\_\_\_\_  
Jonathan M. Cammuso

Date: \_\_\_\_\_

# Exemption Report FY 2020 Real Estate From 2/1/2020 Through 2/28/2020

Exemption Date	Clause	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount
2/6/2020	41	185	1247	23/105/0	148 MILLBURY AVE	TRAINOR RICHARD C	Tax	\$1,100.00
								\$1,100.00
2/6/2020	18	186	3632	63/79/0	3 ALDRICH AVE	DERHOVANESSION JEANNE & ROBERT	Tax	\$2,672.71
								\$2,672.71
2/20/2020	22	188	3545	62/144/0	8 L J FARON CIR	LANE GAIL L TRUSTEE	Tax	\$440.00
								\$440.00
2/20/2020	18	187	4078	79/17/0	187 WEST MAIN ST	PIERPONT WILLIAM G & ANN M	Tax	\$2,507.16
								\$2,507.16
2/21/2020	37	189	2066	43/6/0	410 GREENWOOD ST	JORDAN BERNICE L LE	Tax	\$550.00
								\$550.00

Totals

5

Tax

\$7,269.87

\$7,269.87

# 2020 re exemption

2020 Exemption From 2/1/2020 Through 2/29/2020

		Tax	Liens	Interest	Fees	Total
SubTotal	2/6/2020	\$3,772.71	\$0.00	\$0.00	\$0.00	\$3,772.71
SubTotal	2/20/2020	\$2,947.16	\$0.00	\$0.00	\$0.00	\$2,947.16
SubTotal	2/21/2020	\$550.00	\$0.00	\$0.00	\$0.00	\$550.00
Report Total		\$7,269.87	\$0.00	\$0.00	\$0.00	\$7,269.87

## Receivable Totals

	Receivable	Tax	Liens	Interest	Fees	Total
Tax		\$7,269.87	\$0.00	\$0.00	\$0.00	\$7,269.87
Grand Total		\$7,269.87	\$0.00	\$0.00	\$0.00	\$7,269.87