



BOARD OF ASSESSORS

MINUTES

JANUARY 9, 1995

1. The Board signed the monthly commitments and warrants.
2. The Board signed the commitment and warrant for rollback tax on the Cahill property at 25 Conant Street.
3. The Board agreed to abate real estate taxes on town owned property. This was authorized by the D.O.R. under Chapter 58 section 8 of the M.G.L..
4. The Board signed all the statutory exemptions.
5. The Board granted an abatement on property at 5 Lincoln Drive due to a data correction.
6. The Board granted a Clause 18 - hardship application.
7. The Board granted a motor vehicle abatement in full for Paquin.
8. The Board denied an abatement on a motor vehicle excise for Criller.

Attendance: James Kotanchik  
Donald Rhude  
David Brown  
Brian McMullen

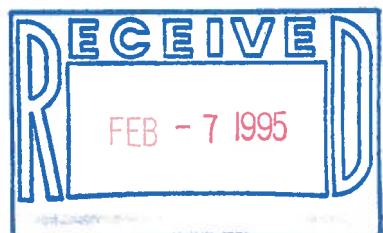
BOARD OF ASSESSORS

MINUTES

JANUARY 30, 1995

1. The Board signed the annual Assessors Notice for personal property.
2. The Board signed the statutory exemptions filed for FY 95.
3. The Board signed three applications for tax deferral.
4. The Board denied an abatement on a motor vehicle for DeSouza.
5. The Board granted an abatement on property at 111 Newtown Road - had improper assessment.
6. An abatement was granted at 105 Audubon Hill due to data correction.
7. Property at 7 Woodchester Drive was abated due to data correction.
8. The Board granted an abatement for 7 Joseph Reed Lane due to data correction.
9. The Board abated property on Pope Road (F5-12-3) in full - assessment incorporated in three adjacent lots.
10. The Board abated parcel F1-74 in full - assessment was incorporated into adjacent lots.
11. Property at 139 Prospect Street was abated in part due to a data correction.
12. The following parcels received abatement due to data correction problems.  
D4-1-4 (Young) E5-27 (Harvey)  
E5-53 (Harvey) F3-101 (Sweeney)  
C6-1 (Gavin) D4-32-1 (Ohm)  
G4-189 (Moritz) H2-7 (Kilpatrick)  
G1-60 (Wallace)

Attendance: Donald Rhude  
David Brown  
Brian McMullen





BOARD OF ASSESSORS

MINUTES

MARCH 6, 1995

1. The Board signed the 1995 motor vehicle commitment #1 and warrant.
2. The monthly list of abatements and exemptions were signed.
3. The Board denied a motor vehicle abatement filed by Squatrito.
4. The Board signed a release of lien for Pannell Realty Trust.
5. The Board granted an abatement on property at 13 Arborwood due to a data correction.
6. The Board met with Pitt Construction Corp. regarding an abatement request. No decisions were made at this time.
7. Property owned by Mill Dam Trust, located at 8 Meadowbrook Road, was abated by the Board - treated as wetlands-unbuildable.
8. The Board had a discussion on an abatement application regarding 2 Great Road (Johnsten). No decision was made.
9. The Board had a discussion on an abatement application filed on 536 Mass. Avenue. More data was needed - no decisions made at this time.
10. The Board had a discussion regarding an abatement application filed on 898 Main Street. They decided to wait and hear from the Appellate Tax Board appeal from the prior FY94.
11. The Board signed the statutory exemptions.

Attendance: Donald Rhude  
David Brown  
Brian McMullen



BOARD OF ASSESSORS

MINUTES

MARCH 13, 1995

1. The Board reviewed an abatement application on Payless Cashways - Parcel B6-2-2. No decision made at this time.
2. The Board agreed to abate property owned by Merrill/Steinberg on a FY 94 A.T.B. appeal. Properties were adjusted to the FY 95 values. Parcels identified as C4-19-, F4-12-101, F4-12-103, F4-12-104, F4-12-111, F4-112-112, G4-93 and G5-8.
3. The Board agreed to abate property owned by Professional Real Estate Trust at 201 Great Road #4, down to \$218,300 and unit #5 down to \$217,800.
4. The Board reviewed information on property owned by I.R.P. Inc. at Granite Road regarding an appeal to the A.T.B. - no decision made at this time.
5. The Board reviewed information regarding Acton Medical Associates on an appeal to the A.T.B.. No decisions made at this time.
6. The Board denied an abatement application on property at 48 Quaboag Road.
7. The Board granted abatements on the following properties:  
Collins - 273 Nagog Hill Road  
Johnston - 2 Great Road
8. The Board denied an abatement application at 11 Mohawk.
9. The Board reviewed an abatement application on property at 3 Partridge Pond Road - more information was requested.
10. A motor vehicle abatement filed by Kinga was denied by the Board.
11. The Board had signed the 95 motor vehicle commitment sheet.

Attendance: James Kotanchik  
Donald Rhude  
David Brown  
Brian McMullen



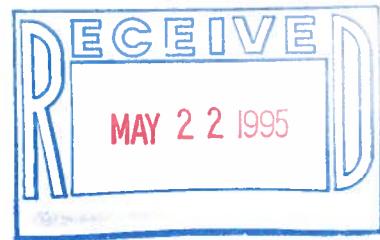
BOARD OF ASSESSORS

MINUTES

MARCH 27, 1995

1. The Board met with members of ACHC (Acton Community Housing Corp.) regarding the assessments on property acquired by them. The Board unanimously agreed to a reduced assessment.
2. New England Realty (242 Great Road) abatement granted.
3. The Board signed the statutory exemptions.
4. The Board denied an abatement filed on property owned by Professional Real Estate for late filing.
5. The Board denied an abatement filed by Freedman on his personal property at 107 Great Road.
6. The Board reviewed a memo from John Murray to Don Johnson, dated March 24, 1995, regarding overlay surplus.
7. The Board denied an abatement on property owned by Quarry Road Realty Trust.
8. The Board agreed to abate property owned by the Daytons on Partridge Pond Road as backland.
9. The Board denied an abatement application filed by Fein/Koenig on Strawberry Hill Road.
10. The Board denied an abatement on property at 110 Audubon Drive owned by Primavera.
11. The Board signed abatements on property owned by Steinberg/Merrill for FY 94.

Attendance: James Kotanchik  
Donald Rhude  
David Brown  
Brian McMullen



BOARD OF ASSESSORS

MINUTES

APRIL 10, 1995

1. Motor vehicle abatements filed by Tierney for years 88, 89, and 90 were denied.
2. The Board denied any action to abate personal property owned by DJS Automotive - no abatement application filed.
3. The Board reviewed abatements on Payless Cashways. No decisions made at this time.
4. The Board abated personal property owned by Powdermill Auto Repair in full - doing business in Maynard 1-1-94.
5. The Board abated, in part, personal property owned by Phil Sauer & Associates - overvalued.
6. The Board abated, in part, personal property owned by Wright Door & Window - overvalued.
7. The Board granted abatements on property owned by Professional Real Estate, for FY 94, in settlement of a ATB case.
8. Property owned by C & R Properties were denied an abatement by the Board.
9. The following abatements were denied by the Board of Assessors: Timothy First Trust, Stocki, Weiss, Quigley, Harlow, Rash, Sallo, Tennessee Gas, BayBank Harvard Trust, John Baker, Setra Systems, Parker Street Trust, Melanson, Harvey, Patil, Railroad Realty Trust, Pratt and Lazdowski, R & G Realty Trust, and R & K Partners Trust.
10. The following abatements were deemed denied by the Board of Assessors: Talianian, Piantedosi, First Main St. Corp., Hudson National Bank, Acton Tech Center, Village Arms Trust (Bellantoni), Granite Realty Trust, Digital Equipment Corp., Purity Supreme Inc., Acton Medical Investors, Castner, Boeske, Royer and Gallini.
11. The Board granted an abatement filed by Rodman/Willis due to a data correction on land use.

12. The Board granted an abatement on property owned by Parmley on High Street - loss of garage.
13. The Board reviewed a letter to ACHC from the Board of Assessors regarding the reduced assessments on property acquired by the ACHC. The letter was approved.
14. The monthly commitments and warrants were signed by the Board of Assessors.
15. The Board denied a statutory exemption on property by Foster.
16. The Board signed a satutory exemption on property owned by Magee.
17. The Board reviewed plans for Piper Ridge (subdivision) - brief comments were made.
18. The Board reviewed a letter from Palmer & Dodge regarding FY 93 and 94 ATB cases on property owned by First Main Street Corp.. The letter suggested to the Board to abate the property in full - the Board agreed.

Attendance: James Kotanchik  
Donald Rhude  
David Brown  
Brian McMullen



## Board of Assessors Minutes

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APRIL 24, 1995

1. The Board met with Ray Page And Charles Orcutt regarding an abatement application filed by Proffesional Real Estate. Property owner claims application was timely filed. The application was never received by the Assessors Office. The property owner would like the Board of Assessors to accept the fact the application was lost by the assessing department and grant an abatement on his property. No decisions made at this time.
2. The Board met with Susan Sparks of P.V.A. regarding appeals on abatement applications filed by MAC Inc., Liquid Metronics and Oak Trust. Case was presented but no decisions were made by the Board.
3. The Board reviewed information verbally submitted by Dan Wagner regarding his property tax appeals. The Board took no action, at this time, regarding the submitted information.
4. The Board signed the FY 93 and FY 94 abatements on the First Main Street appeals to the A.T.B..
5. An abatement was granted on property owned by Billie Anderson due to a data correction.
6. The Board granted an abatement on person property owned by Colonial Pacific Leasing - They were not here January 1, 1994.
7. The Board agreed to abate property owned by Payless Cashways for FY 94 down to the FY 95 assessed value.
8. The Board abated the following properties on Nonset Path due to data corrections- Dischino, Gaudet and Scott.

9. The Board reviewed information submitted by Boeske on an appeal at 1 Main Street. No adjustment made at this time.
10. The Board agreed to abate Acton Medical Investors FY 94 value down to the FY 95 figure.

Attendance: James Kotanchik  
David Brown  
Brian McMullen



## Board of Assessors Minutes

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MAY 22, 1995

1. The monthly list of abatements and exemptions were signed.
2. The Board reviewed FY 94 and FY 95 overlay.
3. The Board signed an abatement on R & G Realty Trust for FY 93.
4. The Board reviewed a letter from Pitt Construction regarding an abatement. They agreed to the abated amount as stated in the letter dated April 28, 1995.
5. The Board reviewed an abatement application on property at 69 School Street - no abatement was granted.
6. The Board reviewed data submitted on an abatement filed on Liquid Metronics Inc.. More data was requested before a decision would be made.
7. The Board reviewed data submitted on an abatement filed on Oak Trust (Wm. Pugh). No action was taken.
8. The Board agreed to abate MAC, Inc. down to the FY 94 assessment on a FY 95 abatement application.
9. The Board reviewed data submitted by Digital Equipment Corp. for their Fy 95 abatement application. The Board agreed more information was needed before any decision were made.
10. The Board reviewed data submitted by Acton Tech Center on an abatement application. They requested more information before any decisions would be made.
11. The Board signed the exemption sheets for submittal to the state for reimbursement for statutory exemptions.

12. The Board denied an abatement on voter vehicle excise for Day.

**Attendance:** Jim Kotanchik  
Donald Rhude  
David Brown  
Brian McMullen



## **Board of Assessors Minutes JUNE 5, 1995**

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1. The Board signed the monthly list of abatements.
2. The Board signed the Chapter 61 stumpage reports and commitment for Marshall and Conant properties.
3. They denied an 1989 motor vehicle abatement on excise for Michael Giger. However, they did make a recommendation to the Collectors Office to waive any interest and charges that accrued because of Gigers military status.
4. The Board took no action filed on abatements filed by Professional Real Estate. The application for abatements were filed late.
5. The Board agreed to reassess First Main Street Corp. on real estate at the Arbors.
6. The Board voted November 21, 1995 for the annual classification hearing.
7. The Board had a discussion on a memo dated May 30th from Tess Sommers (Controller) regarding overlay surpluss. No vote was taken. The Board requested more information concerning the accounts.
8. The Board signed the monthly list of commitments and warrants.

**Attendance:** Donald Rhude  
David Brown  
Brian McMullen



**Board of Assessors  
Minutes  
JUNE 19, 1995**

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**The Board agreed to transfer \$222,417.40, of overlay surplus for FY 85-88, to a reserve fund in accordance with MGL Chapter 59 Section 25.**

**Attendance:** Donald Rhude  
David Brown  
Brian McMullen



## Board of Assessors Minutes JULY 10, 1995

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1. The monthly list of abatements were signed by the Board.
2. The monthly commitment and warrant was signed by the Board.
3. The Board agreed to abate Digital Equipment Corp. down to the following amounts for FY 95.  
Parcel B4-4 - abated to \$4,576,900  
Parcel B5-19 - abated to \$7,570,000
4. The Board agreed to abate Liquid Metronics Inc. down to the following amount for FY 95.  
Parcels E4-59-2 & F4-2 - abated to \$2,180,000
5. The Board signed an abatement on Bennett Trust for FY 93 based on an ATB decision. Abated to \$700,000.
6. The Board reviewed an abatement application on property owned by Acton Tech Center. No abatement granted at this time.
7. A motor vehicle excise abatement filed by Ronald Richard was denied. The Board had no authority to abate.
8. The Board accepted the fair cash value of state owned land located in Acton determined by the Commissioner of Revenue.
9. The Board reviewed the overlay account for FY 95.

Attendance: James Kotanchik  
Donald Rhude  
Brian McMullen



## Board of Assessors Minutes AUGUST 14, 1995

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1. The Board signed the monthly list of motor vehicle abatements for FY 1994 and 1995.
2. The Board signed commitment and warrant #4 of the 1995 motor vehicle excise.
3. The Board signed the 21st of 1995 motor vehicle commitment and warrant.
4. The Board signed the 8th of 1994 motor vehicle commitment and warrant.
5. The Board denied an abatement on personal property for Peter Davidson Design for FY 95.
6. The Board denied any abatement on motor vehicle excise for Stacy Swendsen - filed lost plate affidavit after end of calendar year.
7. The Board signed an abatement on property at 898 Main Street (Bennett Trust) ordered by A.T.B..
8. The Board granted abatements on property owned by Digital Equipment Corp. at Nagog Park based on supportive documentation.
9. The Board signed abatements on property owned by Liquid Metronics, at Post Office Square, and MAC Inc. at their Main Street address.
10. The Board reviewed an abatement application filed by Peter Duran at Audubon Hill. They requested more information before any decisions are made.

Attendance: Donald Rhude  
David Brown  
Brian McMullen



## Board of Assessors Minutes SEPTEMBER 11, 1995

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1. The Board signed the monthly list of real estate abatements.
2. The Board signed the monthly list of motor vehicle abatements.
3. The Chairman of the Board signed the following Chapter 61 classified forestry acknowledgement.

Estate of Wallace Fletcher  
E. John and Jill Groener

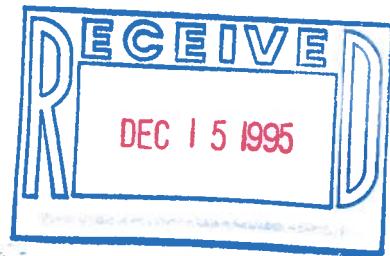
4. In settlement of an appellate tax case the Board of Assessors abated in part the following properties for FY 93 and FY 94:

G5-70 52 Great Road ABCO visual  
G5-66 54 Great Road Daniel J. Wagner  
C5-79 790 Main Street Daniel J. Wagner

5. The Board signed a release of chapter land 61A lien on property owned by Choate.
6. The Board signed abatement applications on property at 898 Main Street based on a decision handed down by the Appellate Tax Board for FY 94 and 95.
7. The Board abated property at 51 Lawbrook Road. It was determined to be unbuildable.
8. The Board agreed to abate property owned by The Village Arms Trust (John Bellantoni, Tr.) at Great Road and Harris Street in connection with an ATB filing and equitable assessments.
9. The Board reviewed and ATB case pending on property owned by Acton Tech Center at 100 Discovery Way. No abatements were granted at this time.

Attendance: James Kotanchik

Donald Rhude  
David Brown  
Brian McMullen



## Board of Assessors Minutes OCTOBER 2, 1995

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1. The Board signed the monthly list of motor vehicle abatements.
2. The Board read a letter from the Mt. Calvary Evangelical Lutheran Church and School requesting exempt status on a newly acquired property at 133 Arlington Street. Exempt status was given.
3. The Board agreed to abate the following personal property bills for various years.

R.K. Associates - FY 92  
Oman Automotive - FY 94 & 95  
Purchase Promotions - FY 91 & 92  
Nu Skin of Acton - FY 91 & 92  
Able Painters - FY 92

4. The Board agreed to an abatement on property owned by Village arms Trust in settlement of an overvaluation application for FY 95.
5. The Board reviewed information regarding an overvaluation application on Acton Tech Center. No abatement was granted at this time.
6. The Board put on hold any discussion on an overvaluation/ATB case on IRP, Inc. at Granite Road until further information was submitted.
7. The Board was updated on the status of the current overlay account.

Attendance: James Kotanchik  
David Brown  
Brian McMullen



## Board of Assessors Minutes NOVEMBER 6, 1995

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1. The Board signed the following monthly list of abatements:  
  
Real Estate - FY 95, 94 & 93  
Motor Vehicle Excise - FY 95 & 94
2. The Board signed FY 95 - #5 Motor Vehicle commitment and warrant.
3. The Board reviewed information on Acton Tech Center abatement request. No abatements granted at this time.
4. The Board signed the FY 95 omitted and revised assessment form for submittance to the State.
5. The Board reviewed and accepted the 1996 meeting schedule.
6. The Board reviewed the following subdivision plans: Acton Woods and Piper Ridge.
7. The Board reviewed the special permit for 45-47 Stow Street. They had no reservations.
8. IRP, Inc. - ATB case was reviewed by the Board. No action was taken at this time.
9. The Board was updated on the progress of the classification hearing scheduled for November 21st.
10. The commitment and warrant for the Choate rollback tax was signed by the Board.
11. The Board signed the LA4 and LA3 for submittal to the D.O.R. Division of Local Services.

Attendance: James Kotanchik

**Donald Rhude**  
**David Brown**  
**Brian McMullen**



## **Board of Assessors Minutes December 4, 1995**

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1. The monthly list of abatements were signed.
2. The Board had a discussion on an overvaluation/ATB case for IRP Inc. at Granite Road - more information was requested before any abatement is to be granted.
3. The Board agreed to abate property owned by Acton Tech Center at 100 Discovery Way. The abatement is to be signed at the next scheduled meeting.
4. The Board was informed of the approval of the recap and related tax rates associated with it.
5. The Board signed denial forms for development rights on the Arbors Condominiums (First Main Street Corporation). This is a reflection of the reassessment of the tax on parcels D5-22-4 and D5-22-5 for FY95.

**Attendance:** James Kotanchik  
Donald Rhude  
David Brown  
Brian McMullen