

**Wayland Board of Assessors
Town Building – Assessor's Office
41 Cochituate Rd. Wayland, MA 01778
Thursday, April 12, 2018**

Attendees: Chair- S. Rufo, Vice Chair-J. Brodie, S. Glovsky, and Director B. Morgan
Assessor

Meeting called to order: Noting a quorum, S. Rufo called the meeting to order at 7:15pm.

The chair informed the board that due to the presence of only three members, the agenda would be limited to time sensitive issues.

Review of minutes:

March 5, 2018: Glovsky moved to accept the minutes as amended. Brodie seconded and the minutes were approved unanimously.

March 26, 2018: Glovsky moved to accept the minutes as presented. Brodie seconded and the minutes were approved unanimously.

Director Review and Update of Prior Action Actions:

Wayland Weston Rowing Association request for extension of filing 3ABC form: deferred.

Valor Act request for application filing deadline. Director verified that board does have authority to extend filing deadline. Thereby, Brodie moved and Glovsky seconded a motion to extend the Valor Act application submission date to April 12, 2018 for Robert Hanlon.

Exempt property tax status of 11 Hammond Rd, 0 Old Sudbury Rd and 444 Boston Post Rd. Director affirmed the tax free status of three properties (owned by government). Notification will be sent to the Collector and BoA records to be amended.

RFP for FY'19 Certification: Director reported that the RFP will be published on April 19 2018 with a return date of May 7.

Review of Vision Audit Trail, BoA procedures re: Registry of Probate and Update of Circuit Breaker (CB) Applications and Appeal Process were both deferred.

Correspondence and documents for BoA review and signature:

Deferred action on letter received from attorney representing 41 Peck Avenue.

CPA applications: The board took the following actions:

Deferred: 1

Approved: 6 by signature
Denied: 1 by signature

Statutory Exemptions: deferred all for further discussion

CB applications: 33 applications were recommended for approval by the director. Brodie moved and Glovsky seconded the motion to accept the recommendation. The applications were approved by signature.

FY'18 Real Estate Abatements:

By signature the board approved 2 real estate abatements (10 Hillside and 38 Standish), denied 8 and granted abatements for mischaracterization to 3 properties owned by government (see above).

Executive Session: deferred

All other agenda items deferred.

Topics not reasonably anticipated by the Chair 48 hours in advance of meeting, if any: None.

Public Comment: None.

Thoughts and Concerns from Board Members: Glovsky brought reference material on ATB decision and implications for future years.

Next Meeting: April 23, 2018

Meeting Adjournment: Brodie moved and Glovsky seconded the motion to adjourn at 9:25pm. All voted in favor.

Respectfully submitted,
Jayson S. Brodie



Town of Wayland
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OFFICE STAFF

Bruce Morgan
Don Clarke, MAA
Jessica Marchant, MAA
Savitri Ramgoolam

Director of Assessing
Assistant Assessor
Administrative Assessor
Department Assistant

BOARD OF ASSESSORS

Susan M. Rufo, Chair
Jayson Brodie, Vice Chair
Zachariah L. Ventress
Steven Glovsky
John A. Todd

MEMO

TO: Board of Assessors

FROM: Bruce Morgan, Director of Assessing

RE: FY2017 and FY2018 Real Estate Abatements of Government-Owned Properties

DATE: 4/12/2018

The properties listed below were all conveyed to government entities, yet have continued to receive tax bills from the transaction date until the present date due to clerical errors in the Assessors' Office. The Board has the authority to abate all outstanding taxes without abatement applications being filed under these circumstances (MGL Chapter 59, Section 72A). As part of the process, letters requesting abatements were submitted in all three cases. Also, prior owners of all three properties paid all real estate taxes up to the transaction date.

The properties are as follows:

11 Hammond Rd., Map 51B/034
0 Old Sudbury Rd., Map 23/052T
444 Old Boston Rd., Map 22/010

Susan M. Rufo
Jayson Brodie

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MEMO

TO: BOARD OF ASSESSORS

FROM: BRUCE MORGAN DIRECTOR OF ASSESSING

SUBJECT: FY 18 CPA APPLICATIONS

DATE: 4/12/18

The following **6 CPA** exemption applications have been reviewed and recommended for approval:
***1 DENIAL**

50-082	BOULAY	MARGARET	65	EDGEWOOD ROAD
23-060	HARAKLES	CAROL	11	OLD SUDBURY RD
24-079	HOLTZ	BARBARA	11	SPRING HILL RD
07-049	MAY	LEONARD	28	MARSHALL TERR
46D-069	SCHWARTZ	ANNA	167	W PLAIN
46D-115	SMITH	ELVIRA	28	EDGEWOOD RD
35-05C	SULLIVAN	JOSEPHINE	8	ASTRA -DEFERRED
*47B-082	DEVEAUX	ESTHER	41	PECK AVE

Board of Assessors signatures

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MEMO

TO: BOARD OF ASSESSORS

FROM: BRUCE MORGAN DIRECTOR OF ASSESSING

SUBJECT: FY18 ELDERLY APPLICATIONS

DATE: 4/12/18

The following 3 elderly exemption and 1 veteran's applications have been reviewed and are recommended for approval:

~~1 Denial~~

(A) 41C	CAIN	LUCILLE	27	OXBOW ROAD	
17D	HARAKLES	CAROL	11	OLD SUDBURY RD	Referred
(A) 41C	NEWHALL	NANCY	99	DUDLEY ROAD	
(A) 41C	SCHWARZ	ANNA	167	WEST PLAIN STREET	denied
(A) 22	SULMONETTI	PHYLLIS	32	MOORE ROAD	

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MEMO

TO: BOARD OF ASSESSORS

FROM: BRUCE MORGAN DIRECTOR OF ASSESSING

SUBJECT: FY 18 CB APPLICATIONS

DATE: 4/12/18

The following ³¹~~24~~ Circuit Breaker exemption applications have been reviewed and are recommended for approval:

1 DENIAL

^{NEW AS 2018}

45-067B	*BLUM	WILLIAM	1 COLTS WAY	deferred
42B-012	*LAVIN	ROBERT W	336 OLD CONN PATH	deferred
		LORRAINE		
✓ 43A-020	AFFANNATO	&SALVIN	287	OLD CONNECTICUT PATH
✓ 51A-013	ANGERMAN	MARYANN	11	PLEASANT ST
✓ 18-076	BACKMAN	ROGER	7	EAST RD
✓ 42B-024	BALDWIN	ALLAN M	11	ANTHONY RD
✓ 10-020	BERNARDO	CARL E & ANN	19	LOBLOLLY
✓ 42B-016	BOLTON	SUSAN	28	STONEBRIDGE RD
✓ 50-082	BOULAY	MARGARET	65	EDGEWOOD RD
✓ 04-076A	CAIN	LUCILLE	27	OXBOW RD
✓ 52-129	CROCKER	HILARY	20	DEAN RD
✓ 43D-014	DYER	JOHN	287	COCHITUATE RD
✓ 52-046	EKMEJIAN	EVELYN	62	DEAN RD
✓ 23-060	HARAKLES	CAROL	11	SUDBURY RD
✓ 14-071	HERZLINGER	NORMA	104	GLEZEN LN
✓ 24-079	HOLTZ	BARBARA	11	SPRING HILL RD
✓ 40-030D	HURSTON	ANNE	8	FOX HOLLOW
✓ 46D-022	ISAACSON	KENNETH	228	LAKESHORE DR
✓ 04-045	KILPATRICK	JOHN	302	CONCORD RD
✓ 07-059	LICHT	JEFF	214	CONCORD RD

✓ 46D-025	MELNICOVE	MARGO	245 LAKESHORE DR
✓ 03-029	MORRISSEY	GAIL	24 GROVE ST
✓ 46B-082	NORRIS	DONALD	431 OLD CONN PATH
✓ 24-042	ORLANDO	SUSAN	4 SPRING HILL RD
✓ 46B-034	ORMONDE	HENRY & LESLEY	116 LAKESHORE DR
✓ 27-014	PATTERSON	MAUREEN & NICK	159 PELHAM ISLAND RD
✓ 48-136	POISSON	RENE	37 AQUEDUCT RD
✓ 45-109B	RADAR	SALLEE	4 CUTTING CROSS WAY
✓ 46D-085	RICHARDS	JOSEPH	150 WEST PLAIN ST
✓ 43C-008	SIMPSON	DARRELL	5 GARDEN PATH
✓ 46D-115	SMITH	ELVIRA	28 EDGEWOOD RD
✓ 48-075	STANNEY	MARJORIE	18 AQUEDUCT RD
35-005C	SULLIVAN	JOSEPHINE	8 ASTRA <i>deferred</i>
✓ 07-035	UNGER	DORCAS	14 TALLY HO LN
✓ 43B-046	WELD	HOPE	10 HAPPY HOLLOW
✓ 43B-015	ZAFFETTI	DENNIS J	27 RICE SPRING LN

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[Signature]

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TO: Board of Assessors

FROM: Bruce Morgan, Director of Assessing

RE: FY2018 Real Estate Abatements

DATE: 4/12/2018

I met with Jayson Brodie and Steven Glovsky on 9th ^{April} March 2018 to review real estate abatement applications.

The following ^{two (2)} ~~three (3)~~ applications were recommended for approval:

10 Hillside Dr
~~29 Rice Rd~~
38 Standish Rd

Susan M. Rufo 4/12/2018
J. Brodie