



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

Minutes from the Meeting of March 21, 2022

Call to Order:

Meeting called to order in the Assessors Office of the Bellingham Municipal Center located at 10 Mechanic Street, Bellingham MA 02019 at 3:30 PM. Members present are Tara Damiano, Lynn Roy and Grace Devitt. Assessment Technician Cheryl Hanly is also present.

Minutes:

Grace Devitt motions to accept minutes from the meeting of February 28, 2022; Lynn Roy seconds the motion. Minutes pass unanimously.

General Business:

No general business – BOA enter Executive Session.

Executive Session:

Board members are polled for the purpose of entering Executive Session under Purpose 7 to discuss and vote on matters that are confidential in accordance with the law, such as, but not limited to abatements and exemptions (MGL Ch. 59, Sec. 60), or property income & expense disclosures (MGL Ch. 59, Sec 52B). **Roll call vote: Tara Damiano – Yes; Grace Devitt –Yes; Lynn Roy – Yes.**
Board enters Executive Session at 3:31.

BOA review and approve confidential FY22 Statutory Exemption applications. A detailed list is attached.

BOA review and process FY22 Real Estate and Personal Property Abatement applications. A detailed list is attached.

BOA discuss pending ATB cases. BOA agree upon a settlement offer regarding 190 Mechanic Street (0051-0016-0000). The agreement terms will be presented to the applicant's attorney by Administrative Assessor Elizabeth Cournoyer; she will report their response at the next scheduled BOA meeting.

Executive Session concludes at 3:45.

Open Session resumes:

Open Session resumes at 3:45 where board members agree to next meeting date of Monday April 11, 2022.

Adjourn:

No additional new business. Meeting adjourned at 3:46 PM.

Respectfully submitted,

Cheryl Hanly
Assessment Technician

Attachments

No.	FILE DATE	G/D	LUC	Parcel ID:	Original Value	New Value	Abated Value	Abated Tax	Property Address	Owner:	Phone number	Bill No:	BOA Date
1	1/3/2022	G	341	0044-0028-0001	\$58,300.00	\$58,300.00	\$0.00	\$597.87	2 Depot St	Bank of America/Town of Bellingham	508-657-2861	6931	3/21/2022
2	1/3/2022	G	340	0033-0002-0000	\$687,400.00	\$687,400.00	\$0.00	\$6,696.08	215 Depot St	Excavaper/Town of Bellingham	508-657-2861	2467	3/21/2022
3	1/3/2022	G	340	0033-0002-0001	\$300,600.00	\$300,600.00	\$0.00	\$3,031.49	215 Depot St	Gray Wolf Dev/Town of Bellingham	508-657-2861	7221	3/21/2022
4	1/3/2022	G	109	0095-0043-0000	\$365,000.00	\$314,000.00	\$51,600.00	\$726.53	81 Elbow St	Gary & Jessica Bonnell		6407	3/21/2022
5	1/3/2022	G	442	0039-35J1-0000	\$4,300.00	\$0.00	\$4,300.00	\$86.34	Robins Rd.	Jeffrey Mui		2840	2/28/2022
6	1/3/2022	G	132	0098-0161-0000	\$4,500.00	\$0.00	\$4,500.00	\$63.36	Benelli St	Norman & Lillian St. Pierre	508-429-2527	6675	2/28/2022
7	1/10/2022	D	323	0050-0078-0000	\$2,305,900.00	\$2,305,900.00	\$0.00	\$622.27	20-22 Box Pond Rd.	A & V Realty Trust/Rocco Beatrice		3428	3/21/2022
8	1/13/2022	G	109	0039-044B-0000	\$819,400.00	\$819,400.00	\$0.00	\$401.28	32 Maple St	Burgess, DiMancini, M		2834	2/28/2022
9	1/18/2022	G	102	0008-0002-0031	\$396,900.00	\$368,400.00	\$28,500	\$401.28	32 Maple St	Maysoun Khair		6870	2/28/2022
10	1/19/2022	G	504	108260	\$3,896,460.00				236 Maple St	D&D Mulch & Landscaping Inc	508-478-1225	108260	2/28/2022
11	1/24/2022	D	323	0019-0001-0000	\$11,351,800.00	\$11,351,800.00	\$0.00	\$0.00	250 Hartford Ave	Bruce Slavitsky for Wal-Mart	973-227-1912	1774	2/28/2022
12	1/25/2022	D	327	0019-001B-0000	\$3,566,500.00	\$3,566,500.00	\$0.00	\$0.00	300 Hartford Ave	Seth Wuslin for Hartford Enterprises	781-762-9088	1787	2/28/2022
13	1/25/2022	D	401	0051-0016-0000	\$24,161,400.00			\$0.00	190 Mechanic St.	Bruce Slavitsky for TRPF 190 Mech.	973-227-1912	3641	2/28/2022
14	1/26/2022	D	504	100660	\$6,012,880.00	\$6,012,880.00	\$0.00	\$0.00	Various	Eversource Energy	860-665-2354	100660	2/28/2022
15	1/27/2022	D	504	100680	\$15,143,480.00	\$15,143,480.00	\$0.00	\$0.00	Various	NSTAR Electric	860-665-2354	100680	2/28/2022
16	1/27/2022		130	0064-0212-0087	\$118,400.00				14 Lovers Lane	South Center Realty LLC	508-881-1600	8214	
17	1/27/2022		130	0064-0212-0090	\$118,400.00				8 Lovers Lane	South Center Realty LLC	508-881-1600	8217	
18	1/27/2022		130	0064-0212-0092	\$119,400.00				4 Lovers Lane	South Center Realty LLC	508-881-1600	8219	
19	1/27/2022		130	0064-0212-0069	\$119,500.00				19 Celestial Dr.	South Center Realty LLC	508-881-1600	8196	
20	1/27/2022		130	0064-0212-0057	\$119,500.00				15 Celestial Dr.	South Center Realty LLC	508-881-1600	8194	
21	1/27/2022		130	0064-0212-0078	\$119,500.00				3 Lovers Lane	South Center Realty LLC	508-881-1600	8205	
22	1/27/2022		130	0064-0212-0065	\$119,500.00				11 Celestial Cr.	South Center Realty LLC	508-881-1600	8192	
23	1/27/2022		130	0064-0212-0098	\$146,400.00				10 Celestial Cr.	South Center Realty LLC	508-881-1600	8223	
24	1/27/2022		130	0064-0212-0099	\$120,000.00				4 Celestial Cr.	South Center Realty LLC	508-881-1600	8226	
25	1/27/2022		130	0064-0212-0081	\$119,600.00				3 Celestial Cr.	South Center Realty LLC	508-881-1600	8188	3/21/2022
26	1/28/2022	G	377	0051-001A-0002	\$5,299,700.00	\$4,884,900.00	\$414,800	\$8,328.19	189 Mechanic St	NRM Commercial (Joanne)	508-749-3589	7298	2/28/2022
27	1/31/2022	D	401	0037-0001-0000	\$16,831,700.00	\$16,831,700.00	\$0.00	\$0.00	353 Maple St	Wesley Taylor for GWL Direct	857-288-1980	2735	2/28/2022
28	1/31/2022	D	401	0037-0001-0002	\$36,896,100.00	\$36,896,100.00	\$0.00	\$0.00	351 Maple St	Wesley Taylor for GWL Direct	857-288-1980	8354	2/28/2022
29	1/31/2022	D	112	0030-0073-0000	\$70,476,600.00	\$70,476,600.00	\$0.00	\$0.00	151 N. Main St	Wesley Taylor for The Charles	857-288-1980	2438	2/28/2022
30	1/31/2022	D	333	0052-0001-0000	\$4,106,600.00	\$4,106,600.00	\$0.00	\$0.00	207 Mechanic St.	Mark Witkin for 4 Corners/Rapid Refill	617-367-2500 x857	3650	2/28/2022
31	1/31/2022	D	401	0037-0001-0002	\$38,896,100.00	\$36,896,100.00	\$0.00	\$0.00	351 Maple St	Mark Witkin for GWL Direct	617-367-2500 x857	8354	2/28/2022
32	1/31/2022	D	401	0037-0001-0000	\$16,831,700.00	\$16,831,700.00	\$0.00	\$0.00	353 Maple St	Mark Witkin for GWL Direct	617-367-2500 x857	2735	2/28/2022
33	1/31/2022	D	130	0051-0004-0000	\$4,154,500.00	\$4,154,500.00	\$0.00	\$0.00	161 Mechanic St	Mark Witkin for Curtis Apartments	617-367-2500 x857	3632	2/28/2022
34	2/1/2022	D	502	110150	\$0.00	\$0.00	\$0.00	\$0.00	various	Sprint Spectrum	425-363-7242	110150	2/28/2022

Deductions for Real Estate

Account# / Owner of Record	Bill#	Code	Seg#	Used	Amount	Abatement	Calculation Notes
0033 -0002 -0000	2022	A60	2	0340	6,696.08		Amount Entered Manually
EXCAPAVE CORP.							
					002467-00		

*** Total *** 6,696.08

0033 -0002 -0001	2022	A60	1	0340	3,031.49		Amount Entered Manually
GRAY WOLF DEVELOPMENT CORP							
					007221-00		

*** Total *** 3,031.49

0044 -0028 -0001	2022	A60	1	0341	597.87		Amount Entered Manually
BANK OF AMERICA CORP RE IN							
					006931-00		

*** Total *** 597.87

0051 -001A -0002	2022	A60	1	0377	8,329.19	414,800	Amount Entered Manually
NRM COMMERCIAL LLC							
					007298-00		

*** Total *** 8,329.19 414,800

0095 -0043 -0000	2022	A60	1	0109	726.53	51,600	Amount Entered Manually
BUNNELL, GARY & JESSICA A							
					006407-00		

*** Total *** 726.53 51,600

*** Grand Total *** 5 19,381.16 466,400

NOTE: *** No Record(s) in error, all will post.

Deduction Calculation Detail Report

Deductions for Real Estate

Account# / Owner of Record	Bill#	Code	Seq#	Used	Amount	Abatement	Calculation Notes
0009 -0001 -0000	2022	17	1	0101	500.00		Amount Entered Manually
SHORT, MARYLYN R	001105-00						
*** Total ***					500.00		
0009 -0002 -0020	2022	06	1	0102	400.00		Amount Entered Manually
MEADE, ANDREA E	001126-00						
*** Total ***					400.00		
0023 -0006 -0403	2022	12	1	0102	4,080.38		Amount Entered Manually
MORAN, SUSAN	007268-00						
*** Total ***					4,080.38		
0064 -0071 -0000	2022	06	1	0101	400.00		Amount Entered Manually
PHELPS, ARTHUR E + JANET	004140-00						
*** Total ***					400.00		
0068 -0014 -0000	2022	13	1	0101	1,000.00		Amount Entered Manually
LAREN BRYAN C	004370-00						
*** Total ***					1,000.00		
0076 -0002 -0000	2022	01	1	0101	175.00		Amount Entered Manually
OTTOMAN, MARGARET M	004896-00						
*** Total ***					175.00		
0079 -0005 -0000	2022	17	1	0101	500.00		Amount Entered Manually
PENNINGTON, GEORGE JR	005079-00						
*** Total ***					500.00		
0095 -0015 -0000	2022	01	1	0101	175.00		Amount Entered Manually
MASON, JOSEPH + BARBARA	006382-00						
*** Total ***					175.00		
0095 -0053 -0000	2022	03	1	0101	400.00		Amount Entered Manually
DESMARIS, ERNEST E	006416-00						
*** Total ***					400.00		
*** Grand Total ***					7,630.38		

NOTE: *** No Record(s) in error, all will post.