



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 April 11, 2022

fd
LMR

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. Administrative Assessor Betsy Cournoyer and Assessment Technician Cheryl Hanly are also present.

Minutes:

Lynn Roy motions to accept minutes from the meeting of March 21, 2022; Tara Damiano seconds the motion. Minutes pass unanimously.

General Business:

BOA review and process Motor Vehicle Abatement report for February and March of 2022. BOA review and process Motor Vehicle Commitments and Warrants for 2021-07 and 2022-02 & 02A Commitments.

Administrative Assessor Betsy Cournoyer reviews the Proposed Agreement for FY2023 to FY2027 between Verizon New England, Inc., the Commissioner of Revenue and Boards of Assessors which, if the terms are agreeable, must be approved via DocuSign prior to June 1, 2022. Tara Damiano motions to accept the terms of the agreement; Grace Devitt seconds the motion; Lynn Roy also agrees making their decision unanimous. Betsy Cournoyer is granted authorization to sign on behalf of the BOA prior to June 1, 2022.

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 3:40.**

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. Administrative Assessor Betsy Cournoyer reports that 190 Mechanic Street (0051-0016-0000) accepted the BOA settlement offer discussed at the March 21, 2022 BOA Meeting.

Betsy Cournoyer appries BOA that a second interrogatory pertaining to D&D Mulch's (108260) FY2022 Personal Property Abatement application was mailed on 3/7/2022 but no response has been received. BOA are notified that a reminder letter was sent USPS Certified Return Receipt on 4/7/2022.

Executive Session concludes at 4:32.

Open Session resumes:

Open Session resumes at 4:32 where board members agree to next meeting date of Monday June 27, 2022.

Adjourn:

No additional new business. Meeting adjourned at 4:33 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Hanly".

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	6631	3/21/2022
2	1/3/2022	G	340	0033-0002-0000	\$687,400.00	\$687,400.00	\$0.00	\$6,686.08	215 Depot St.	Excavator/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.	Gay & Jessica Bonnell		6407	3/21/2022
5	1/3/2022	G	442	0039-3511-0000	\$4,300.00	\$0.00	\$4,300.00	\$66.34	Robins Rd.	Jeffrey Muir		2640	2/28/2022
6	1/3/2022	G	132	0088-0161-0000	\$4,500.00	\$0.00	\$4,500.00	\$63.36	Benelli St.	Norman & Lillian St. Pierre		6675	2/28/2022
7	1/3/2022	D	323	0050-0078-0000	\$2,305,900.00	\$2,305,900.00	\$0.00	\$0.00	108 Mechanic St.	A & V Realty Trust/Rocco Beatrice	508-429-2527	3428	3/21/2022
8	1/3/2022	G	109	0039-044B-0000	\$819,400.00	\$819,400.00	\$0.00	\$522.27	20-22 Box Pond Rd.	Bugues, D/Mianchi, M		2834	2/28/2022
9	1/16/2022	G	102	0008-0002-0031	\$396,900.00	\$368,400.00	\$28,500	\$401.28	32 Carville Cross	Maysoun Khair	617-462-3881	6670	2/28/2022
10	1/19/2022	D	504	108260	\$3,856,460.00	\$11,351,800.00	\$0	\$0.00	236 Maple St.	D&D Mulich & 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	\$0.00	250 Hartford Ave	Bruce Stavitsky 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	\$0.00	300 Hartford Ave	Seth Wusin for Hartford Enterprises	781-752-9086	1787	2/28/2022
13	1/25/2022	G	401	0051-0016-0000	\$24,161,400.00	\$22,500,000.00	\$1,661,400	\$33,360.92	190 Mechanic St.	Bruce Stavitsky for TRPF 190 Mech.	973-227-1912	3641	4/11/2022
14	1/26/2022	D	504	100660	\$6,012,880.00	\$6,012,880.00	\$0	\$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	\$0.00	Various	NSTAR Electric	860-665-2354	100680	2/28/2022
16	1/27/2022	D	130	0064-0212-0087	\$118,400.00	\$118,400.00	\$0	\$0.00	14 Lovers Lane	South Center Realty LLC	508-881-1600	8214	4/11/2022
17	1/27/2022	D	130	0064-0212-0080	\$118,400.00	\$118,400.00	\$0	\$0.00	8 Lovers Lane	South Center Realty LLC	508-881-1600	8217	4/11/2022
18	1/27/2022	D	130	0064-0212-0082	\$119,400.00	\$119,400.00	\$0	\$0.00	19 Lovers Lane	South Center Realty LLC	508-881-1600	8219	4/11/2022
19	1/27/2022	D	130	0064-0212-0089	\$119,500.00	\$119,500.00	\$0	\$0.00	19 Celestial Dr.	South Center Realty LLC	508-881-1600	8196	4/11/2022
20	1/27/2022	D	130	0064-0212-0087	\$119,500.00	\$119,500.00	\$0	\$0.00	15 Celestial Dr.	South Center Realty LLC	508-881-1600	8194	4/11/2022
21	1/27/2022	D	130	0064-0212-0078	\$119,500.00	\$119,500.00	\$0	\$0.00	3 Lovers Lane	South Center Realty LLC	508-881-1600	8205	4/11/2022
22	1/27/2022	D	130	0064-0212-0065	\$119,500.00	\$119,500.00	\$0	\$0.00	11 Celestial Cr.	South Center Realty LLC	508-881-1600	8192	4/11/2022
23	1/27/2022	D	130	0064-0212-0096	\$146,400.00	\$146,400.00	\$0	\$0.00	4 Celestial Cr.	South Center Realty LLC	508-881-1600	8226	4/11/2022
24	1/27/2022	D	130	0064-0212-0099	\$120,000.00	\$120,000.00	\$0	\$0.00	10 Celestial Cr.	South Center Realty LLC	508-881-1600	8188	4/11/2022
25	1/27/2022	D	130	0064-0212-0061	\$119,600.00	\$119,600.00	\$0	\$0.00	3 Celestial Cr.	South Center Realty LLC	508-881-1600	8188	4/11/2022
26	1/28/2022	G	377	0051-001A-0002	\$5,289,700.00	\$4,884,900.00	\$414,800	\$8,329.19	189 Mechanic St.	NRM Commercial (Joanne)	508-749-3589	7298	3/21/2022
27	1/31/2022	D	401	0037-0001-0000	\$16,831,700.00	\$16,831,700.00	\$0	\$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	\$0.00	353 Maple St.	Wesley Taylor for The Charles	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	\$0.00	151 N. Main St.	Wesley Taylor for 4 Corners/Rapid Refill	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	\$0.00	207 Mechanic St.	Mark Witkin for GWL Direct	617-367-2500 x857	3650	2/28/2022
31	1/31/2022	D	401	0037-0001-0002	\$38,896,100.00	\$38,896,100.00	\$0	\$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	\$0.00	353 Maple St.	Mark Witkin for GWL Direct	617-367-2500 x857	2735	2/28/2022
33	1/31/2022	D	130	0051-000A-0000	\$4,154,500.00	\$4,154,500.00	\$0	\$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	\$0.00	various	Sprint Spectrum	425-363-7242	110150	2/28/2022

Deductions for Real Estate

Account# / Owner of Record

Bill#

Code Seq# Used

Amount

Abatement Calculation Notes

Amount Entered Manually

0003 -03-D -0000

2022

03 1 0101

400.00

Amount Entered Manually

*** Total ***

400.00

0009 -0051 -0000

2022

03 1 0101

400.00

Amount Entered Manually

*** Total ***

400.00

0011 -0005 -0000

2022

17 1 0101

500.00

Amount Entered Manually

*** Total ***

500.00

0012 -0006 -0000

2022

01 1 0101

175.00

Amount Entered Manually

*** Total ***

175.00

0023 -65-B -0000

2022

01 1 0101

175.00

Amount Entered Manually

*** Total ***

175.00

0030 -0034 -0000

2022

12 1 0101

4,628.10

Amount Entered Manually

*** Total ***

4,628.10

0030 -0055 -0000

2022

13 1 0101

1,000.00

Amount Entered Manually

*** Total ***

1,000.00

0034 -0087 -0000

2022

03 1 0101

400.00

Amount Entered Manually

*** Total ***

1,400.00

0051 -0001 -0084

2022

01 1 0102

175.00

Amount Entered Manually

*** Total ***

175.00

0058 -0013 -0009

2022

03 1 0101

400.00

Amount Entered Manually

*** Total ***

400.00

Deductions for Real Estate

Account# / Owner of Record	Bill#	Code	Seq#	Usecd	Amount	Abatement	Calculation Notes
0064 -0184 -0000	2022	17	1	0101	500.00		Amount Entered Manually
BRIGGS, DOREEN A	004249-00						
*** Total ***					500.00		
0067 -0020 -0000	2022	17	1	0101	500.00		Amount Entered Manually
KRAPOHL, WILLIAM L + JEAN A	004325-00						
*** Total ***					500.00		
0067 -015B -0000	2022	06	1	0101	400.00		Amount Entered Manually
ABBIS, JOSEPH P JR + PAULINE A	004352-00						
*** Total ***					400.00		
0081 -0001 -0035	2022	03	1	0101	400.00		Amount Entered Manually
GRIGG, JUSTIN	007476-00						
*** Total ***					400.00		
0086 -012A -0000	2022	03	1	0101	400.00		Amount Entered Manually
DUNBAR, ETHAN C & ELEONORA V	005470-00						
*** Total ***					400.00		
0087 -0010 -0000	2022	13	1	0101	1,000.00		Amount Entered Manually
TUTTLE, DAVID JR	005510-00						
*** Total ***					1,000.00		
0087 -0060 -0010	2022	03	1	0101	400.00		Amount Entered Manually
MOBILIA, NICK	007066-00						
*** Total ***					400.00		
0091 -0013 -0000	2022	03	1	0101	400.00		Amount Entered Manually
MCMASTER, JESSIE L	005955-00						
*** Total ***					400.00		
0093 -0006 -0000	2022	01	1	0101	175.00		Amount Entered Manually
BELISLE, PAUL + SYLVIA	006073-00						
*** Total ***					175.00		
0097 -0017 -0000	2022	03	1	0101	400.00		Amount Entered Manually
CAMPOS, VIRGILIO	006513-00						
*** Total ***					400.00		

Town of Bellingham
Deduction Calculation Detail Report

Deductions for Real Estate

Account# / Owner of Record	Bill#	Code	Seq#	Used	Amount	Abatement Calculation Notes
0098 -0160 -0000	2022	03	1	0101	400.00	Amount Entered Manually
CHARLES & MORIEL SPEAR FAM TRU 006674-00						

*** Total *** 400.00

*** Grand Total *** 22 14,228.10

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

Town of Bellingham
Deduction Calculation Detail Report

Deductions for Real Estate

Account# / Owner of Record	Bill#	Code	Seq#	Used	Amount	Abatement	Calculation	Notes
0051 -0000	2022	A60	1	0401	33,360.92	1,661,400	Amount Entered Manually	
TRPF 190 MECHANIC LLC	003641-00							
*** Total ***					33,360.92	1,661,400		

*** Grand Total ***	#records	1	33,360.92	1,661,400
---------------------	----------	---	-----------	-----------

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