



MANCHESTER-BY-THE-SEA

BOARD OF ASSESSORS • TOWN HALL

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Board of Assessors Open Session Meeting Minutes February 16, 2023

The meeting was called to order by Mr. Logue at 5:30 p.m. The hybrid meeting was held in Room 7. Members of the Board Louis Logue, Jeff McAvoy, Rob Beatty, and Principal Assessor Branciforte were present. Roll call: Louis Logue, Chairman. Jeff McAvoy, Board Member. Rob Beatty, Board Member.

Minutes from the January 12, 2023, meeting were reviewed. Mr. Logue made a motion to accept the minutes as presented. Mr. Beatty seconded the motion with all in favor.

Sales report for January 2023 was discussed.

Monthly report for January 2023 was reviewed. Ms. Branciforte brought to the BOA's attention that on January 19, 2023 she was bitten by a doberman outside of Town Hall, on her way to an inspection. The dog owner left the premises with the dogs. Therefore, no vaccination records were available. Ms. Branciforte filed a police report. EMT's were called by the Police Dispatcher. She followed the advice of the Animal Control Officer (ACO) Hayes Demule and went to Lahey ER to start the rabies vaccine series. The dog owner was eventually identified. The following week ACO gave him a copy of the bylaws, a week to register both of his unregistered dogs, and a warning. ACO said since this is her first encounter with the dog/owner, she did not feel a citation was necessary. She further stated that the dog owner left the night of the incident because he was upset by the bite. He first was not aware that his dogs had to be registered with the Town, followed by a statement that his girlfriend was supposed to register the dogs and she did not (along with her own two unregistered dogs). He also said the dog bit because he was startled and afraid. ACO stated the dog was placed in quarantine. The owner told her he had been working with the animal for a year. The dog was born in 2020. In 2022 he was surrendered to Sweet Paws in Groveland from where he was adopted and has been living in Manchester. Ms. Branciforte completed the rabies series and is currently still healing from the dog bite and rabies vaccine. She requested by email from ACO with Town Administrator on copy, the rules and regulations of what the process is for an incident such as this. So far she has received no response to that email.

The next BOA meeting is scheduled for Thursday, March 16, 2023 at 5:30PM.

Rotation of Chairman discussion. The Board discussed rotating the Chairman position as of July 1, 2023. At the June, 2023 BOA meeting, nominations and votes will be taken.

At 5:48 p.m. Mr. Logue made a motion to adjourn Open Session and enter Executive Session. Mr. Beatty seconded the motion with all in favor. Executive Session will take place in Room 5.

Executive Session called under MGL 30A, section 21 sub-section (a) sub-sub section (7) to discuss non-public records MGL Chapter 59: minutes from January 12, 2023 meeting, motor vehicle and boat abatements (if any), motor vehicle/boat denials (if any), FY23 senior exemption applications (if any),

FY23 RE/PP abatement applications (if any). Mr. Logue motioned to enter Executive Session, seconded by Mr. McAvoy. Mr. Logue stated that the Board will not reconvene to Open Session after Executive Session. Roll call vote: Mr. Logue: AYE; Mr. McAvoy: AYE; Mr. Beatty: AYE.

Documents reviewed at the meeting:

- Minutes from January 12, 2023, Open Session meeting
- January 2023 Sales Report
- January 2023 Monthly Report

Respectfully submitted by Michelle Branciforte, MAA, Principal Assessor

APPROVED: March 16, 2023

**Board of Assessors
Executive Session Meeting Minutes
February 16, 2023**

A meeting of the Manchester Board of Assessors was held on February 16, 2023, at 5:49 p.m. in Room 5. Executive Session was called under MGL 30A, section 21 sub-section (a) sub-sub section 7 to discuss non-public records MGL chapter 59. Members of the Board Louis Logue, Jeff McAvoy, Rob Beatty, and Principal Assessor Branciforte were present.

Minutes from January 12, 2023, meeting were reviewed. Mr. Beatty made a motion to accept the Minutes. Mr. McAvoy seconded the motion with all in favor. **PASSED 3-0.**

January 2023 Abatements Report was reviewed. Mr. Logue made a motion to accept the Report as presented. Mr. McAvoy seconded the motion with all in favor. **PASSED 3-0.**

MV Abatement Denial. One Denial was presented and discussed. Mr. Beatty made a motion to deny the application as presented. Mr. Logue seconded the motion. **PASSED 3-0.**

FY23 Senior Exemptions Applications #19 and #20 were reviewed. Mr. McAvoy made a motion to approve both Applications. Mr. Beatty seconded the motion with all in favor. **PASSED 3-0.**

FY23 RE/PP Abatement Applications were reviewed.

Owners of Application #4 came in for a Hearing. They discussed limitations and hardships listed in the two conservation restrictions currently recorded on the property. After their departure, Mr. Logue asked to read the appraisal provided in more detail. This application will be tabled until the Board has a chance to read the appraisal, drive by comps and study the conservation restrictions. Application #3 was discussed next. Details of the inspection were discussed. In addition, 5% land adjustment for access on the main lot and 5% adjustment for shape on the excess land was discussed. Mr. Logue made a motion to grant an abatement of \$5,439.25 plus CPA \$81.59 (reduction in value of \$521,500). Mr. McAvoy seconded the motion with all in favor. **PASSED 3-0.** Application #5 was reviewed. Mr. Logue made a motion to grant an abatement of \$2,447.92 plus \$36.72 CPA. This is a \$234,700 reduction in value. Mr. McAvoy seconded the motion with all in favor. **PASSED 3-0.** Application #6 was reviewed. Mr. Beatty made a motion to grant the abatement of \$77.07 for personal property, thus reducing the value to zero. This business moved out of Manchester October 2021 therefore, no personal property is due. Mr. McAvoy seconded the motion with all in favor. **PASSED 3-0.** Applications #8 and 9 were reviewed. Mr. Logue made a motion to deny both applications. Mr. McAvoy seconded the motion with all in favor. **PASSED 3-0.**

At 7:20 p.m. Mr. Logue made a motion to adjourn the meeting and not reconvene to Open Session. Mr. Beatty seconded the motion with all in favor. **PASSED 3-0.**

Respectfully submitted by Michelle Branciforte, MAA, Principal Assessor

APPROVED: March 16, 2023