



## MANCHESTER-BY-THE-SEA

BOARD OF ASSESSORS • TOWN HALL  
Manchester-by-the-Sea, Massachusetts 01944-1399  
Telephone (978) 526-2010 FAX (978) 525-6433  
[www.manchester.ma.us](http://www.manchester.ma.us)

### Board of Assessors Meeting March 16, 2017

The meeting began at 6:30 p.m. Louis Logue, Chairman, Tim Girian and Jeff McAvoy, members of the Board and Virginia N. Thompson, MAA, Principal Assessor were present.

The Board received and reviewed the minutes for the February 23, 2017 meeting. Mr. McAvoy made a motion to accept the minutes as written. Mr. Girian seconded the motion with all in favor.

The Board was notified of a 1B-3 filing from Landmark School for a property that was donated to them from Sam & Tracie Bryne. They are requesting that it be exempt claiming that it will be used for exploration/educational programs. The parcel will be exempt for FY2018 per the Board.

The Board reviewed abatement applications and made the following decisions:

- #18 RE – 31 Lincoln St. – After review of Ginny's inspection of the property Mr. Girian made a motion to send a proposal for \$721,100. Mr. Logue seconded with all in favor.
- #20 RE – 22 Elm St. – Ginny notified the Board that the purchase price reflects the property being affordable and those documents were not recorded at the Registry of Deeds until March of 2016. We will look at those for next fiscal years' assessment. Mr. Logue made a motion to deny the application. Mr. McAvoy seconded the motion with all in favor.
- #14 RE – 12 Plum Hill – After discussion on the lot from Mr. Logue's inspection, Mr. Logue made a motion to make a 50% topo adjustment on the excess land. Mr. McAvoy seconded the motion with all in favor.
- #13 RE – 10 Plum Hill – Mr. Girian made a motion to deny the application. Mr. McAvoy seconded the motion with all in favor.
- #15 RE – 8 Plum Hill – Mr. Girian made a motion to deny the application. Mr. McAvoy seconded the motion with all in favor.

The Board had a hearing at 7:00 p.m. with Richard & Emily Sumner, owners of 80 & 84 Bridge St. along with their Attorney, Mark Glovsky.

- They feel it should be one lot, not two. It never got final approval to divide, only Planning Board signoff.
- They only paid \$1,875,000 for the properties, from the Bank but they feel that because the property was on the market for so long that that represents market value.
- They have put about \$70,000 into cosmetics since the purchase.
- They feel that the main house needs \$680,000 worth of work to correct the major problems with the house and \$175,000 for the carriage house.

The Board discussed after the hearing and asked for an offer of between \$2,000,000 and \$2,400,000. The motion was made by Mr. Girian, seconded by Mr. McAvoy with all in favor.

The next meeting was scheduled for Thursday, April 6, 2017 at 5:30 p.m. in room#5. Ginny will ask Mr. Anthony Bullock to come in for a hearing on their abatement applications at 6 p.m.

At 7:45 p.m. Mr. Girian made a motion to adjourn the meeting. Mr. Logue seconded the motion with all in favor.

Documents for this meeting were as follows:

- Minutes for February 23, 2017 meeting
- 1B-3 application from Landmark School
- 7 Abatement applications - Confidential

Respectfully submitted,

Virginia N. Thompson, MAA  
Principal Assessor

**APPROVED: April 6, 2017** Documents for this meeting can be found in the Assessor's Office.