



Town of Oak Bluffs Assessing Department

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BOARD OF ASSESSORS MEETING MINUTES

March 11, 2021 3:00 PM

In accordance with Governor Bakers emergency modification of the Open Meeting Law this meeting will be held virtually. Join Zoom Meeting:

Topic: Oak Bluffs Assessors Meeting

MacGregor Anderson is inviting you to a scheduled Zoom meeting.

Agenda

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Topic: Board of Assessors Meeting

Time: Mar 11, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://oakbluffs.zoom.us/j/91912583231>

Meeting ID: 919 1258 3231

One tap mobile

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+1 253 215 8782 US (Tacoma)

Meeting ID: 919 1258 3231

Find your local number: <https://oakbluffs.zoom.us/u/accZ68Z2W>

Minutes Approval January 14, 2021

The board voted 3-0 to approve the minutes with Allen-Aye, Bilodeau-Aye, Law-Aye

Vote to Allow Principal Assessor to Sign Meeting Documents by Stamp after Approval

Mr. Anderson asked that the board vote to allow him to sign all documents approved at this meeting with the signature stamps in order to maintain safe Covid practices.

The board voted 3-0 to allow Mr. Anderson to use the stamps for this purpose with Allen-Aye, Bilodeau-Aye, Law-Aye

Vote on Land Bank Oak Bluffs Inter-Municipal Agreement relating to the “donut hole swap” including changing record ownership of parcels 42-1 and 43-53 to the Land Bank from the Town of Oak Bluffs

Mr. Anderson noted that the board had reviewed the inter-municipal agreement between the Selectmen and the Land bank and that part of the agreement was for the assessors to sign off and agree to make the Land Bank the record owner of 42-1 and 43-53. Mr. Anderson said this was straightforward as there had been conflicting deeds but the Town had done the legal work on this and he had the deeds showing the Land Bank as owner.

The board voted 3-0 to approve the agreement with Allen-Aye, Bilodeau-Aye, Law-Aye

Mr. Anderson added that he thought a wet ink signature was appropriate and Mr. Law agreed.

Assessors General Update

Mr. Anderson said he and the data collector Will Pfluger had teamed up to review the eight real estate abatement applications that year, which he said was a pretty typical number. He said they had recommendations which he'd sent the board on all but one which they would discuss in executive session.

Mr. Anderson said the administrative assistant had been busy dealing with motor vehicle excise abatements since an RMV software error caused a large number of garaging errors and re-commits to other towns. He said he thought they had seen the bulk of it, but it really hadn't been needed just now.

Mr. Anderson said he'd initiated software updates with Munis so they could process a residential exemption should one ever be adopted by the selectmen. He said they'd been asked to be prepared for this by the end of the year no matter what. Mr. Anderson said they'd figured out in the middle of 2020 that Munis wasn't set up to handle this, which he said blew his mind, given that all towns in the state had to decide on one every year and many towns that used Munis had the exemption. He said it had been set up this way all along and there had never been an actual opportunity for the selectmen to vote a residential exemption in practice since the software update would take far too long after a vote in the Fall.

Mr. Anderson said he had updated the Residential Exemption white paper since it had been written before the assistant was hired and a few other things had changed. He'd also updated the simple tables showing the impact of various exemption amounts.

Mr. Anderson said he'd done all this because they were about to start stuffing envelopes to send out the pre-qualification mailing. He said timing wasn't ideal with Covid but the town administrator really wanted it done this year. He said he and the town administrator had decided to do it this time of year because people were preparing their taxes, and especially with all the people moving up here for Covid. He said he expected two rounds of mailings, with the second encouraging people to sign up early because he'd be advising the selectmen on the impact to the overlay if they declared an exemption and not enough people had signed up.

Mr. Anderson said they did not plan to take input from people who were pro or against, but would set up an email list to attempt to notify them of hearings.

Ms. Bilodeau noted that this was a very big project. She said she recalled working in Tisbury and said the town was very strict even asking people to come in to the office in January to show they were year 'round residents.

Mr. Anderson said they would not be doing that, since people are not required to be here on January 1st to qualify as a resident. He said they'd be requesting tax returns without income or social security numbers as the law indicated they should.

Mr. Anderson said he didn't want to go into too much detail as this wasn't a specific agenda item, and he was really just going over stuff that had been announced previously.

FY21 Boat Excise Warrant and Commitment

The board voted 3-0 to approve the documents with Allen-Aye, Bilodeau-Aye, Law-Aye

2020-6, 2020-7, 2021-1 Motor Vehicle Excise Warrants and Commitments

The board voted 3-0 to approve the documents with Allen-Aye, Bilodeau-Aye, Law-Aye

Motor Vehicle and Boat Abatement Reports December 2020, January 2021

The board voted 3-0 to approve the documents with Allen-Aye, Bilodeau-Aye, Law-Aye

Real Estate and Personal Property Abatement/Exemption Reports December 2020, January 2021

The board voted 3-0 to approve the documents with Allen-Aye, Bilodeau-Aye, Law-Aye

Maura McGroarty asked how the town clerk census mailing related to the residential exemption pre-qualification. Mr. Anderson said he couldn't recall exactly what was on the clerk's form, but that it was signed under penalties of perjury and would be what he'd use if the situation forced him to if he couldn't qualify using the state form and income tax documentation that is what the law calls for.

Roll Call Vote - Executive Session

The board voted 3-0 to enter into executive session without returning to open session with Allen-Aye, Bilodeau-Aye, Law-Aye

The Board will convene in executive session under Purpose 7 of the Open Meeting Law, "to comply with, or act under the authority of, any general law," in order to meet the confidentiality requirements of M.G.L. c. 59, § 60 to discuss property tax exemptions and deferrals

Real Estate and Personal Property Tax Abatements FY21