



## Town of Oak Bluffs Assessing Department

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# BOARD OF ASSESSORS MEETING MINUTES

## May 1, 2019 5:30 PM

In the Assessors' Office  
Oak Bluffs Office Town Hall

### Board Members Present:

Jesse B. Law III, Chairman  
Marie B. Allen  
Melanie M. Bilodeau

Board Members Absent: none

### Staff Present:

David Bailey, Principal Assessor  
MacGregor Anderson, Assistant Assessor

### **Minutes Approval –April 3, 2019 open session**

The Board voted 3-0 to approve the minutes

### **Assessors General Update**

Mr. Anderson told the board that there had been recent discussions with the town administrator regarding the mechanics of a residential exemption. The Board acknowledged their continued interest in the topic.

Mr. Anderson said he and Mr. Bailey were working to complete preliminary tax billing earlier than usual to accommodate June schedules. Mr. Bailey said they intended to get valuation and tax rate work completed in September, also earlier than usual.

### **Review of valuation of parcels containing multiple buildable lots for interim adjustments**

Mr. Anderson said recent transfers of individual lots from parcels made of multiple lots and joined years ago for tax purposes indicated a potential need to review valuation procedures on large parcels. He said they would look at all large potentially divisible parcels, noting that it would require a lot of time and consideration of multiple factors such as zoning, frontage, etc.

### **Review of religious exemption property use**

Mr. Anderson said he'd scheduled this after the Chair had inquired about potentially not exempt uses at properties seeking exemption under the religious clause. Mr. Anderson said he'd

identified one property the previous year that was used half for non-exempt housing and taxed them at 50%, which they had paid. He said at that time he'd contacted all religious property owners confirming uses verbally, and all seemed to comply. Mr. Bailey pointed out that unlike charities, which must file exemption forms every year, religious organizations did not. The Board felt that Mr. Anderson should request written information from all religious organizations detailing the exempt and any non-exempt occupancy and use of the properties.

Mr. Bailey told the Board that they should consider the impact of what may seem like small projects as they end up taking up a lot of resources. He said crafting the correspondence, mailing and following up for responses often adds up to a lot of time, and noted that budgetary and staffing restraints were making this type of project a real challenge.

### **Motor Vehicle and Boat Abatements April 2019**

The Board reviewed and signed the reports

### **Roll Call Vote - Executive Session**

**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, deferrals, abatements and minutes related to those from April 3, 2019 Executive Session**

Melanie Bilodeau read the reason for executive session. The Board voted 2-0 to enter executive session with Law aye, Bilodeau aye, Allen aye.

**The meeting was adjourned at 6:30 PM without returning to open meeting**