

Board of Assessors

Minutes of January, 10, 2022

The meeting was called to order in the Assessor's Office at 5:15 pm. In attendance Patricia O'Kane, Kathleen Keefe and Assessor/Appraiser, Lee Gamache.

The board signed bills, FY 2022 Real Estate Tax Warrants, monthly list and permanent record of Motor Vehicle Abatements, monthly list and permanent record of Real Estate Exemptions and Deferrals and A/A December attendance.

Assessor/Appraiser updated the board on the Boat Excise. All questionnaires have been sent to the boat owners on the list that was provided from the Environmental Police. Target date to issue the 2022 Boat Excise- On or before March 1, 2022.

Kathleen Keefe moved Patricia O'Kane 2nd to approve the minutes of December 13, 2021.

Vote: 2-0

Accepted 2-0

Assessor/Appraiser, Lee Gamache brought forth a plan that was recorded on September 2, 2021 at the Registry of Deeds in Plan Book: 65 Page: 668, Plan of Land prepared for Gary Lundgren by Webby Engineering Assoc., Inc. The map and parcel identifications are incorrect on this plan. The plan consisted of a land swap between an abutter, Mark & Melinda M. Toland and Mr. Lundgren. Two deeds were also recorded on September 2, 2021 between the two parties, the map and parcel identifications were also incorrect on these deeds. In late October, Mr. Lundgren came into the Assessor's Office with his plan, both Mr. Lundgren and A/A, Lee Gamache were aware of the incorrect identifications on the plan and Mr. Lundgren was advised to have this corrected. A/A, Lee Gamache sent a letter by certified mail on December 22, 2021 stating that the Assessor office was notified of septic and building permits that were pulled on the newly created lot but no corrections had been made on either the plan or deeds. By law these land splits cannot be reconfigured with the incorrect information. Mr. Lundgren was directed to call the Assessor's Office if he had any questions. Mr. Lundgren came into the office on December 30, 2021 and left an Affidavit of Joseph E. Webby, Jr, that was recorded at the Registry of Deeds in Book: 56254 Page: 41, stating the incorrect parcel identifications on the plan. Mr. Lundgren was not directed by this office that the Affidavit would be sufficient, nor have any confirmatory deeds been recorded.

Patricia O'Kane moved to request that an 81X Plan be recorded that will correct the parcel references and purpose of the plan. The new plan to be recorded would reference the corrections made to the plan that was recorded on Book: 65 Page: 668, lot lines on the plan

would remain the same. Two new confirmatory deeds will also need to be recorded to reference the correct parcel identifications. Kathleen Keefe 2nd.

Vote: 2-0

Accepted 2-0

A/A, Lee Gamache to send letter to Mr. Lundgren requesting the 81X Plan to be recorded at the Plymouth County Registry of Deeds correcting the map ID'S and purpose of the plan. Confirmatory Deeds will also need to be recorded.

A/A, Lee Gamache provided a draft of the 2021 Annual Report to be approved by the Board of Assessors.

Kathleen Keefe moved to adjourn the meeting at 6:00 pm, Patricia O'Kane 2nd.

Vote:2-0

Accepted: 2-0