



## Town of Rochester

Board of Assessors  
One Constitution Way  
Rochester, MA 02770

Phone: 508-763-3871

E-mail: [assessors@townofrochester.com](mailto:assessors@townofrochester.com)

Fax: 508-763-4892

### Board of Assessors:

Jana G. Cavanaugh, Chairperson  
Diana L. Knapp, MAA  
Debra M. Lalli, MAA

### Assessing Staff:

Karen Trudeau, MAA, Principal Assessor – Ext. 126  
Debra M. Lalli, Assessment Administrator – Ext. 121  
Margaret Gonneville, Assessing Clerk – Ext. 127

**NOVEMBER 1, 2021**

**ASSESSORS MEETING**

**5:00 PM – 6:45 PM**

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON JANA CAVANAUGH. ALSO PRESENT, ASSESSOR DEBRA LALLI AND PRINCIPAL ASSESSOR KAREN TRUDEAU

THE BOARD REVIEWED, APPROVED AND SIGNED THE MINUTES OF THE OCTOBER 18, 2021 REGULAR ASSESSORS' MEETING

THE BOARD REVIEWED, APPROVED AND SIGNED THE MINUTES OF THE OCTOBER 18, 2021 EXECUTIVE SESSION

THE BOARD CONDUCTED A BRIEF DISCUSSION REGARDING VISION'S ASSESSING PROGRAM AND THEIR WEBSITE MAINTENANCE. AS OLD ISSUES CONTINUE TO BE UNRESOLVED AS WELL AS NEW ISSUES ARISING, THE FOLLOWING VOTE TOOK PLACE:

ON A MOTION DULY MADE (LALLI) AND SECONDED (CAVANAUGH) WITH LALLI (YES) AND CAVANAUGH (YES) IT WAS VOTED TO SEND ONLY HALF OF THE PAYMENTS DUE TO VISION FOR THEIR FISCAL YEAR 2022 CAMA PROGRAM AND WEB HOSTING CONTRACTS

THE BOARD REVIEWED, APPROVED AND SIGNED THE FOLLOWING TWO (2) PAYMENT VOUCHERS:

VISION GOVERNMENT SERVICES FOR HALF OF THE FISCAL YEAR 2022 CAMA PROGRAM CONTRACT IN THE AMOUNT OF THREE THOUSAND, FIVE HUNDRED, SEVENTY-THREE DOLLARS AND NO CENTS (\$3,573.00)

VISION GOVERNMENT SERVICES FOR HALF OF THE FISCAL YEAR 2022 WEB HOSTING CONTRACT IN THE AMOUNT OF ONE THOUSAND, TWO HUNDRED, EIGHTY-NINE DOLLARS AND FIFTY CENTS (\$1,289.50)

THE BOARD REVIEWED, APPROVED AND SIGNED THE OCTOBER 2021 MONTHLY REPORT FOR 2021 MOTOR VEHICLE ABATEMENTS IN THE AMOUNT OF EIGHT HUNDRED, FIFTY-FOUR DOLLARS AND FIFTY-THREE CENTS (\$854.53)

THE BOARD REVIEWED, APPROVED AND SIGNED ONE (1) 2021 MOTOR VEHICLE ABATEMENT APPLICATION FOR BILL #7694

THE BOARD REVIEWED, APPROVED AND SIGNED SIX (6) 2021 MOTOR VEHICLE ABATEMENT CERTIFICATES #2021-212 THROUGH 2021-216 TALLING FIVE HUNDRED, TWENTY-THREE DOLLARS AND FORTY-ONE CENTS (\$523.41). THE BOARD ALSO REVIEWED, APPROVED AND SIGNED ITS APPLICABLE SOFTRIGHT PACKET #980/14961

THE BOARD ACKNOWLEDGED RECEIPT OF THE FOLLOWING CORRESPONDENCES FROM THE DEPARTMENT OF LOCAL SERVICES (DLS):

APPROVAL OF THE FISCAL YEAR 2022 INTERIM YEAR ADJUSTMENT

APPROVAL OF THE FISCAL YEAR 2022 BLA-LA13 GROWTH REPORT

APPROVAL OF THE FISCAL YEAR 2022 BLA-LA4 ASSESSMENT CLASSIFICATION REPORT

PRINCIPAL ASSESSOR KAREN TRUDEAU PRESENTED THE INFORMATION NECESSARY FOR DETERMINING THE MINIMUM RESIDENTIAL FACTOR FOR FISCAL YEAR 2022, THE OPEN SPACE DISCOUNT AND THE SMALL COMMERCIAL AND RESIDENTIAL EXEMPTIONS. SEE ATTACHED. AFTER A BRIEF DISCUSSION THE FOLLOWING VOTES WERE MADE:

ON A MOTION DULY MADE (LALLI) AND SECONDED (CAVANAUGH) WITH LALLI (YES) AND CAVANAUGH (YES) IT WAS VOTED THAT THE BOARD OF ASSESSORS RECOMMENDS THAT THE SELECT BOARD VOTE FOR A MINIMAL RESIDENTIAL FACTOR OF ONE (SINGLE TAX RATE)

ON A MOTION DULY MADE (LALLI) AND SECONDED (CAVANAUGH) WITH LALLI (YES) AND CAVANAUGH (YES) IT WAS VOTED THAT THE BOARD OF ASSESSORS RECOMMEND TO THE SELECT BOARD THAT THE OPEN SPACE, RESIDENTIAL AND SMALL COMMERCIAL EXEMPTIONS NOT BE ADOPTED

AT 6:10 PM CHAIRPERSON JANA CAVANAUGH AND PRINCIPAL ASSESSOR KAREN TRUDEAU JOINED THE SELECT BOARD TO PRESENT THE BOARD OF ASSESSORS' RECOMMENDATIONS FOR THE CLASSIFICATION HEARING.



THE BOARD RETURNED TO REGULAR MEETING AT 6:20 PM

THE BOARD APPROVED A VACATION REQUEST FOR THE ASSESSMENT ADMINISTRATOR

PRINCIPAL ASSESSOR KAREN TRUDEAU PRESENTED INFORMATION ON THREE VALUATION SERVICES; VISION, PK VALUATION GROUP AND TYLER TECHNOLOGIES. FOLLOWING HER PRESENTATION, THE FOLLOWING VOTE WAS MADE:

ON A MOTION DULY MADE (LALLI) AND SECONDED (CAVANAUGH) WITH BOTH IN FAVOR, LALLI (YES) AND CAVANAUGH (YES) IT WAS VOTED TO RETAIN PK VALUATION GROUP FOR CAMA PROGRAMMING FOR THE FISCAL YEAR 2023

CITING EXEMPTION #7 TO COMPLY WITH, OR ACT UNDER THE AUTHORITY OF, ANY GENERAL OR SPECIFIC LAW OR FEDERAL GRANT-IN-AID REQUIREMENTS AND ON A MOTION DULY MADE (LALLI) AND SECONDED (CAVANAUGH) IT WAS VOTED TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF ADDRESSING FY 2023 CHAPTER APPLICATIONS. IT WAS NOTED THAT THE BOARD WILL RETURN TO REGULAR SESSION FOR ADJOURNMENT.

WITH ROLL CALL VOTE ALL IN FAVOR, LALLI (YES) AND CAVANAUGH (YES) IT WAS VOTED TO ENTER INTO EXECUTIVE SESSION AT 6:20 PM

THE BOARD RETURNED TO REGULAR SESSION AT 6:40 PM AND NOTED THAT NINETEEN (19) FY 2023 CHAPTER 61A AGRICULTURAL/HORTICULTURAL; THREE (3) MIXED CHAPTER 61 FORESTRY/AGRICULTURAL AND TWO (2) CHAPTER 61B APPLICATIONS WERE REVIEWED, APPROVED AND SIGNED DURING EXECUTIVE SESSION:

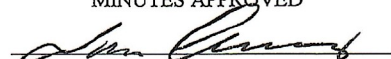
MAP 12 / LOTS 8, 8A, 9A & MAP 13 / LOT 12	HIGH STREET & STEVENS ROAD	BAYSIDE AGRICULTURAL, INC.
MAP 13 / LOTS 1, 1D, 8, 10B & 13	HIGH STREET & STEVENS ROAD	BAYSIDE AGRICULTURAL, INC.
MAP 13 / LOTS 5, 6, 7 & 10D	PIERCE STREET	BAYSIDE AGRICULTURAL, INC.
MAP 13 / LOTS 15D, 15E, 30, 31 & 37	STEVENS ROAD	BAYSIDE AGRICULTURAL, INC.
MAP 13 / LOT 1A & MAP 17 / LOT 57	HIGH STREET & KINGS HIGHWAY	BAYSIDE AGRICULTURAL, INC.
MAP 6 / LOTS 9 & 9A	92 & 68 DEXTER LANE	BESSEY, EDWARD & MARY
MAP 31 / LOT 18	459 NEW BEDFORD ROAD	CABRAL REALTY TRUST
MAP 9 / LOT 16D	99 PERRYS LANE	CLEMISHAW, DENNIS
MAP 29 / LOT 1	48 SARAH SHERMAN ROAD	DOONAN, STEPHEN & LIZA
MAP 29 / LOT 3	333 WALNUT PLAIN ROAD	GILMORE, SUSAN
MAP 6 / LOTS 41 & 41A	DEXTER LANE	JEAN NOMINEE TRUST
MAP 33 / LOT 37	137 NEW BEDFORD ROAD	MILLER, WALLIS-ANNE
MAP 3 / LOT 7	52 WOLF ISLAND ROAD	MORRIS, GERARD & LUCILLE
MAP 12 / LOT 10 & MAP 14 / LOTS 20 & 21	OLD TUCK BOG & WALNUT PLAIN RDS.	OLD TUCK CRANBERRY CORP
MAP 12 / LOTS 11 & 11A & MAP 14 / LOT 10	137 OLD TUCK BOG ROAD & HIGH ST.	OLD TUCK CRANBERRY CORP
MAP 20 / LOTS 6 & 10	297 HIGH STREET	REYNOLDS, BRYAN & ROBBI
MAP 33 / LOTS 41B, 41C & 42	JASONS LANE	SHERMAN FAMILY IRREV. TR.
MAP 33 / LOT 41A	CUSHMAN ROAD	SHERMAN FAMILY REALTY TR.
MAP 15 / LOT 22	BURGESS AVENUE	SOL, STEVEN E.
MAP 33 / LOTS 43, 54 & 54A	JASONS LANE	SHERMAN FAMILY IRREV. TR.
MAP 1 / LOTS 9, 10 & 18	NEW BEDFORD ROAD	OLAUSSEN, DAVID
MAP 1 / LOTS 19 & 20 & MAP 2 / LOT 1	142 NEW BEDFORD ROAD	OLAUSSEN, DAVID
MAP 29 / LOTS 1B & 5 & MAP 35 / LOTS 8 & 9	SARAH SHERMAN, MENDELL & 318 CUSHMAN ROAD	SHERMAN FAM. IRREV. TR.
MAP 35 / LOT 23D	104 HARTLEY ROAD	SHERMAN FAM. REALTY TR.

THE BOARD ALSO NOTED THAT TWO (2) PROPERTIES WERE DENIED FROM CHAPTER CLASSIFICATION AS APPLICANT NO LONGER POSSESSED ENOUGH ACTIVELY DEVOTED LAND TO INCLUDE THESE LOTS UNDER THE NON-PRODUCTIVE CATEGORY

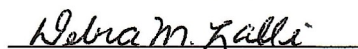
ON A MOTION DULY MADE (KNAPP) AND SECONDED (CAVANAUGH) IT WAS UNANIMOUSLY VOTED TO ADJOURN AT 6:45 PM

RESPECTFULLY SUBMITTED  
DEBRA M. LALLI, MAA

BOARD OF ASSESSORS  
MINUTES APPROVED

  
JANA G. CAVANAUGH, CHAIRPERSON

DIANA L. KNAPP, MAA

  
DEBRA M. LALLI, MAA