

**Town of Swampscott
Board of Assessors
Open Session Meeting Minutes
Monday, June 5, 2023**

BOARD OF ASSESSORS MEMBERS PRESENT: Chair Tasia Vasiliou (TV), Vice Chair Neil Sheehan (NS), Secretary Lara Goodman (LG)

MEMBERS ABSENT: None

OTHER TOWN OFFICIALS PRESENT: Cheryl Moschella, Director of Assessment, Tom McEnaney, Town Counsel

OPEN SESSION: Convened at 12:10 pm

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- Discussion: Agenda to reflect planned topics of discussion moving forward rather than just “other business as needed”.
 - Motion to approve Open Session meeting minutes from 5/8/23. Motion: NS
Second: LG
Rollcall Vote: UNANIMOUS
 - Motion to enter and into Executive Session for purpose 3 and 7 to discuss and potentially vote on ATB appeals and to then to return to Open Session.

1. Executive Session – Pursuant to G.L. c.30A, §21(a)(7) (“Purpose 7”), the Board will meet in executive session to discuss, comply with, and/or act under the authority of G.L. c.59, §60 and related privacy laws; votes may be taken.

2. Executive Session – Pursuant to G.L. c.30A, §21(a)(3) (“Purpose 3”), the Board will meet in executive session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares: ATB appeals.

Motion: NS

Second: LG

Rollcall Vote: UNANIMOUS at 12:13 pm

Open Session reconvened at 1:03 pm

BOARD OF ASSESSORS MEMBERS PRESENT: Chair Tasia Vasiliou (TV), Vice Chair Neil Sheehan (NS)

MEMBERS ABSENT: Secretary Lara Goodman (LG)

OTHER TOWN OFFICIALS PRESENT: Cheryl Moschella, Director of Assessment, Select Board Liaison, Mary Ellen Fletcher, Select Board Liaison

Other business:

Move next month's meeting from July 3rd to Monday July 10th at noon. The Board can meet sooner if needed.

109 Properties:

CM talked with Mark Harrell (MH) at Patriot Properties regarding 109 properties. He needs a list of the properties and then will begin the inspection process. There was discussion regarding the Excel spreadsheet which TV previously provided to Patriot Properties which included the 109 properties. TV stated that homeowners will be asked to allow an inspection so property data can be as accurate as possible. If they do not allow an inspection, the BOA suggested using whatever information is available online regarding the condition of the property, such as MLS listing photos, to best determine the condition and quality and, if information is not available online, then the BOA said it will

need to assume. TV further added that property owners are being given the opportunity to allow an inspection of the property to prevent the Board from relying on other data and making assumptions. If they disagree with the assessment, they have the opportunity to permit an inspection and/or file for an abatement. CM disagrees with making assumptions about property data.

Tedesco/Golf Course Neighborhoods:

CM will discuss Tedesco with MH. The Board believes that some of the properties in golf course neighborhoods should have their neighborhood code changed. TV will review these properties with CM. A proposal for changes to affected properties/neighborhoods would then be presented to the Board.

MF requested clarity of items for presentation to the Select Board. CM said that we are working toward FY24 valuations and reviewing neighborhoods. She also reported that real estate abatements have been completed for this fiscal year. There are pending appellate Tax Board cases which are under discussion. A new contract with Patriot Properties was recently approved/signed, and assessing software is being updated.

Motion to adjourn:

Motion: NS

Second:

TV

Rollcall Vote: UNANIMOUS

Adjourned at 1:30 pm

True Attest,
Lisa Taylor

