

BOARD OF ASSESSORS
June 6, 2012
BEDFORD TOWN HALL

CALL TO ORDER: Chairman Bruce Murphy called the meeting to order at 7:00 PM in the second floor conference room.

ROLL CALL: Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.

GUESTS: John Lynch, representing the owner of 1 and 3 Oak Park Drive

MINUTES: The minutes from the open meeting on 5/23/2012 were reviewed but not the minutes from the executive session of 5/23/2012. Ron Cordes made a motion to accept the open meeting minutes, seconded by John Linz. The minutes were approved by a unanimous vote without discussion.

- BUSINESS:**
1. The Route 3 noise impact discussion from previous weeks was continued with a new map showing a 250-foot buffer from the state property line. The Board decided on a new policy giving a 10 percent land value reduction for all properties having some portion of the house falling within the 250-foot buffer area. Also included are properties with houses outside the buffer zone that have state-accepted documentation of noise levels similar to those of properties within the buffer zone. Bruce Morgan will draft a new policy for the Board's review.
 2. John Lynch, representing the owner of the properties at 1 and 3 Oak Park Drive, presented information containing income, vacancy, expense, and cap rate figures for the two properties. The Board took the information under advisement. There are pending Appellate Tax Board cases for both properties for FY2010 and FY2011, as well as an abatement application for FY2012 that was denied.
 3. Bruce Morgan had drafted a letter responding to a letter sent to the Board of Selectmen by Mr. Robert Kalantari regarding value changes from FY2011 to FY2012 in his neighborhood. It was decided that Bruce Murphy will draft a new letter.
 4. A Clause 18A, Temporary Financial Hardship Property Tax Deferral application, was reviewed. The Board determined that there is financial hardship that is probably temporary and therefore voted to grant the deferral for FY2012 up to the full amount of taxes owed. Bruce Morgan will contact the applicant and present the necessary paperwork at next week's meeting.
 5. Bruce Morgan presented information from Town Manager Rick Reed regarding the FY2011 personal property case of TranSwitch. Mr. Reed's opinion, backed by town counsel, is that the tax is likely not collectable. The Board wants to know what steps have been taken to collect the taxes owed and wants documentation on those attempts. Bruce Murphy wants to know if there are any alternatives to

charging the uncollected taxes to the overlay account. Bruce Morgan will do the follow-up.

6. Bruce Morgan reported that Jim McCathern of Patriot Properties suggested that more information be gotten from the tax rep for the pending Appellate Tax Board cases for 2-22 Bedford Village for FY2010 and FY2011 plus the abatement application for FY2012. The Board asked that that request be made.

7. Signatures were completed as required.

Adjournment:

Ron Cordes made a motion to adjourn, seconded by John Linz. There was no discussion on the motion and all members present voted in the affirmative. The meeting was adjourned at 11:18 pm.

Bruce Morgan, Associate Assessor

Approved by the BOA June 13, 2012

John Linz, Clerk