

METHUEN BOARD OF ASSESSORS MEETING
March 19, 2009 - 8:30AM

On the above date the Methuen Board of Assessors met in the 2nd floor meeting room at the city hall to consider any and all business to come before the board. Present at the meeting were board members: Thomas Hoye, Arthur Fyfe, Dennis Dizoglio and Arthur Hutton. Also in attendance was John Cena, Assessor and Jean Fogarty, Assistant Assessor. A motion to open the general meeting was made by Thomas Hoye and seconded by Arthur Hutton. Motion unanimous. The Assessor requested acceptance of the minutes of the meeting of February 19, 2009. Having no other old business to consider, a motion was made by Arthur Hutton and seconded by Thomas Hoye to move to executive session to review, discuss and vote on submitted abatement applications. Motion unanimous. The meeting adjourned behind closed doors in the mentioned meeting room.

Attorney Murdock, Appraiser Joseph Degan and property owner Arthur Lachance discussed the abatement application for L & M Limited - VPOB Hampshire Road. After much discussion, it was agreed to table the matter until a pending report from Patriot Properties was received.

Paul Higginbottom spoke to the Board about the denial he received on his abatement application. After discussing the matter, the board took no further action.

Michael Holtgreffe - 42 Comet Road brought his case before the board. He brought pictures of the property abutting his, which is abandoned, and in major disrepair. The city has boarded up the property, but is limited in possible solutions to the problem. The board took it under advisement and Mr. Holtgreffe left the meeting. The board discussed the matter and Arthur Hutton made a motion to reduce the value from \$303,000 to \$296,000. Thomas Hoye seconded the motion. Motion unanimous.

John Cena brought an exemption matter for Ernest Aufiero to the board. After discussion it was decided to take the matter to City Solicitor Peter McQuillan for a legal opinion.

The board discussed the properties owned by MJK LLC at 18 Lowell Blvd and NJR LLC at 22 Lowell Blvd. The report from Joe Giarrusso of the Conservation Commission was discussed. Dennis Dizoglio made a motion to reduce the property at 22 Lowell Blvd from \$307,200 to \$295,000. Thomas Hoye seconded the motion. Motion unanimous. Dennis Dizoglio made a motion to reduce the property at 18 Lowell Blvd from \$407,049 to \$350,000. Thomas Hoye seconded the motion. Motion unanimous.

The board discussed the property owned by Meadows Development known as VP Walton Avenue. After receiving conflicting reports from the Conservation Commission the board decided to table the matter until the April meeting to allow time to obtain further information.

The board discussed the property owned by TSB Realty Ltd located at 175 Pelham Street. The board decided to table the matter until the April meeting to obtain more information on possible wetlands.

A motion was made by Thomas Hoyer and seconded by Dennis Dizoglio and carried a unanimous vote to approve the following three abatement requests from Collector/Treasurer Guastaferrero for uncollectible accounts:

Personal property: Powershot LLC - 21 Old Ferry Road was abated for FY 2008 in the amount of \$2,049.62 and FY 2009 in the amount of \$1,141.73.

Personal property: David DeBenedetto - 130 Merrimack Street was abated for FY 2009 in the amount of \$.05.

Real Estate: For years 2004-2005-2006 - Mario Barbagallo - VP Durso Avenue (right of way - non-taxable) in the amount of \$890.04. The request was approved but was returned to the Collector for disposition, as the assessors do not have access to tax title accounts. It will be processed as an adjustment thru accounting from collector.

The following applications were discussed with the following dispositions:

Denials:

Lionel & Gisele Blanchet 43 Emsley Terrace	No response to request for information
Ali & Saima Jaffri 20 Fulton Street	No response to request for information
William Cooney 28 Comet Road	No response to request for information
Sabrina Hollins 74 Camden Street	Failure to supply support. Sales support value.
Christina Nault & Jose Bobadilla 2 Patrick Way	Failure to supply support. Sales support value
Jadwiga Humenik 9 Sandlewood Lane	Failure to supply support. Sales support value
RFACO LLC VP Lynbrook Rd	No wetlands impact per per Conservation Comm.
JP Realty Trust 228-254 Pleasant Street	Information submitted supports value

Carl Tiani, Jr.
129 Old Ferry Street

No response to request for
information

Jamshed Iqbal
55 Nevins Road

Sales support value

Bernard Real Estate LLC
8-10 Ayers Village Rd

Conservation Comm
determination

A motion was made by Thomas Hoyer and seconded by Arthur Hutton, to deny the above mentioned applications. Motion unanimous.

Deemed denied:

Alyssa Dorceus
6 Union Street

Approvals:

47A Archibald Street - inspection results
Abated tax: \$132.96

6 Durso Avenue - inspection results
Abated tax: \$283.22

182 Pleasant Street - data errors
Abated tax: \$95.13

105 Harris Street - wetlands
Abated tax: \$247.55

198 Washington Street - wetlands
Abated tax: \$102.70

39 Vincent Avenue - inspection results
Abated tax: \$185.93

21 Vermont Street - inspection results
Abated tax: \$193.49

75 Union Street #1 - fire
Abated tax: \$270.25

75 Union Street #2 - fire
Abated tax: \$270.25

75 Union Street #3 - fire
Abated tax: \$270.25

75 Union Street #4 - fire
Abated tax: \$270.25

75 Union Street #5 - fire
Abated tax: \$270.25

75 Union Street #6 - fire
Abated tax: \$270.25

75 Union Street #7 - fire
Abated tax: \$270.25

75 Union Street #8 - fire
Abated tax: \$270.25

75 Union Street #9 - fire
Abated tax: \$270.25

75 Union Street #10 - fire
Abated tax: \$270.25

75 Union Street #11 - fire
Abated tax: \$270.25

75 Union Street #12 - fire
Abated tax: \$270.25

A motion to approve the abatements was made by Arthur Hutton and seconded by Dennis Dizoglio. Motion unanimous.

A motion was made by Arthur Hutton and seconded by Dennis Dizoglio to adjourn the executive session. Motion unanimous.

With no further business to consider, a motion was made by Thomas Hoye and seconded by Dennis Dizoglio to adjourn the meeting at 10:25 am. Motion unanimous.

