

**Groton Board of Assessors
Town Hall
173 Main St.
Groton, MA 01450**

Present:

*Garrett Boles, Member
Jenifer Evans, Clerk
Rena Swezey, Chair*

Others:

John Comeau

*July 15, 2009
7:00 P.M.
Minutes*

Signatures to be affixed to the following:

- 1. Log for Water District Tax.....\$119.20*
- 2. MVE Abatement Logs for 2009.....\$653.16*
- 3. MVE Abatement Logs for 2009.....\$697.01*
- 4. U-Mass course for R.Swezey USPAP.....\$195.00*
- 5. Payroll Time Sheet Authorization Letter. This letter gives R.Swezey authorizarion to sign the time sheets for K.Miller and R.Babcock. Time Sheets for R.Swezey are signed by Town Manager, Mark Haddad.*
- 6. Verizon Phone Bill*

Interviews with Board:

7:00 P.M. John Comeau 6 Hazelwood Ave.

Mr. Comeau met with the board to discuss the possibility of withdrawal from the ATB of his cases for FY 08 and FY09. Mr. Comeau stated he wanted to come to the board this time without his lawyer to speak with the board in the spirit of co-operation. The Board had a meeting with Seth Wulsin representing Mr. Comeau in the spring. Mr. Wulsin and Ms. Swezey had been communicating through email with offers and counter offers for several months. In April the last offer was made to Mr.Comeau for a valuation \$235,000 which was refused.

The FY 08 assessment for this property was \$290,400. The FY 2009 assessment was reduced to \$257,000 by a decrease in all lakefront values. Mr. Comeau's opinion of valuation for his property was \$155,000 based on an appraisal he had done to buy out another family member.

Mr.Comeau had missed several other appointments he had with the Board as his job takes him out to sea for long periods of time. At this meeting for the first time he presented the board with a survey he had done in December 2007 reducing the size of the parcel to 15,603 square feet of land.

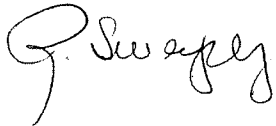
The correction was entered into the parcel to adjust the land, but it only reduced the valuation by \$1000. Mr. Comeau was hoping for a much larger reduction. After much discussion over a period of 2.5 hours with Mr. Comeau, the board felt they had been as fair as they could be and made a final offer of \$220,400. Ms. Swezey stated this would be put into writing and sent to Mr. Wulsin and the lawyer would be the one to get back to the board if accepted. The board stated the offer would be for both the FY 08 and FY 09 valuations. We will wait to hear if accepted before any abatement will be started. Mr. Boles put the offer into a motion, seconded by Ms. Evans, all in favor.

Due to the lateness of the hour RE values for FY2010 was tabled to the next meeting. Fall Town meeting with changes in the charter was not discussed.

Meeting adjourned @ 9:30 P.M.

Date of next meeting. July 27, 2009.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "J. Swezey".