

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

**Date: March 30, 2011
Time: 7:00 P.M.
Place: Assessor's Office
Groton Town Hall**

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

Minutes

The Chair called the meeting to order at 7:05 P.M.

Signatures on MVE Commitments

**MVE # 8 of 2010.....\$793.55
MVE #2 of 2011.....\$140,329**

Signatures on the following Logs:

**1.Real Estate Abatement Log.....\$13,890.26
2.CPA Real Estate Abatement Log.....\$447.98
3.Water District Abatement Log.....\$207.01
4. CPA Exemption Abatement Log.....\$1,399.58
5.CI 17DAbatement Log.....\$350.00
6. Veterans Abatement Log.....\$1,200
7.CI 41C Abatement Log.....\$1,000
8 CPA Abatement Log Exemptions.....\$140.54
9. Motor Vehicle Abatement Log.....\$647.60
10. ATB Settlement Abatement Log FY 2009.....\$1,589.82
11. CPA for ATB Abatement Log FY2009.....\$47.82**

New Business

Abatement Acted on for FY 2011

- 1. Granted 33 Arbor Way change in grade from A to B+**
- 2. Granted 8 Cypress Rd discount on land for 50% to be proven if rebuild able.**
- 3. Granted 9 Georgia Rd discount on land for 50% to be proven if rebuild able.**
- 4. Denied 358 Whiley Rd. 2010 sale assessment far below sales price.**
- 5. Granted 58 Pine Trl change in grade from B to C+.**

6. *Denied 22 Redskin Trl no information to reduce value.*
7. *Granted 28 Park Dr. 10% discount on land for dump site behind lot.*
8. *Granted 106 Mill St. discount on wetlands on excess land.*

*Two Personal Property Application denied on Cell Companies currently at ATB
For multiple years*

*Abatement request for 760 Boston Rd and 500 Main St tabled to a later meeting.
We will ask the autonomy's for both filings to request and extension of 60 days in
order to provide the board with additional information to support the lower requested
value. Ms. Swezey will call and ask for I&E and lease agreement information for both
parcels.*

*A discussion was held on the valuation of 21 parcels in the lake area as to if the
primary site should be 80,000 sq. ft. or 40,000 sq.ft. Ms. Swezey told the board she had
spoken to the Town Planner on this matter. The Town Planner said these are non-
conforming lots of record grandfathered after 1988. Therefore the primary site should
be the 40,000 sq.ft. and each lot should be looked at on a case by case basis by the ZBA.
Mr. Boles and Ms. Evans disagreed and felt they should be treated as all other lots with
the prime site at 80,000 sq. ft. No decision was made and it will be addressed at a later
meeting.*

Mr. Boles made a motion to adjourn, seconded by Ms. Swezey, all in favor.

Date of next meeting. April 6, 2011

Respectfully submitted:

Rena Swezey