

**WESTON BOARD OF ASSESSORS
MEETING MINUTES
TUESDAY, MAY 11, 2021
2:00 P.M. – 3:10 P.M.
REMOTE ONLINE ZOOM MEETING
<https://us02web.zoom.us/j/83787061708>
Meeting ID: 837-8706-1708
Phone: 1-929-205-6099**

Meeting of Board of Assessors at 2:00 P.M. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz, Tamilyn Liesenfeld, Paul Zorfass and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 2:00 p.m.

Assessor, Ms. Liesenfeld made a motion to approve the following minutes of the Board of Assessors:

April 27, 2021

Assessor, Mr. Hennessey seconded the motion. After discussion, the Board voted by roll call vote in favor of the motion 5-0.

The Board signed the following procedural documents:

Motor Vehicle Abatement Reports for the month of April 2021

Real Estate Abatement Report for the month of April 2021

Chapter 61A Agricultural/Horticultural Land Tax Lien 390 Highland Street

Chapter 61A Agricultural/Horticultural Land Tax Lien 2 Sudbury Road

Assessor, Mr. Hennessey nominated Assessor, Mr. Koger for Chairman of the Board of Assessors. Assessor, Ms. Liesenfeld seconded the motion. No other names were placed into nominations. After discussion, the Board voted by roll call in favor of the motion 5-0.

Mr. Josephson indicated to the Board that the following fiscal year 2021 abatement applications have been deemed denied since the previous Board meeting:

655 Boston Post Road on May 1, 2021

146 Conant Road on April 28, 2021

15 Hallett Hill Road on May 1, 2021

319 Glen Road on May 1, 2021

Mr. Josephson informed the Board regarding the new properties owners at 390 Highland Street and 2 Sudbury Road. He indicated the previous owners at both properties locations have annually filed Agricultural/Horticultural applications as required under Chapter 61A, Section 6 for many fiscal years.

Also, Mr. Josephson has received applications as required under Chapter 61A, Section 6 from both new property owners for the purposes of remaining in Chapter 61A. Both property owners are aware they are responsible for the previous 5 years of roll back taxes going forward if they fail to file annual applications by October 1st in the year preceding the start of the fiscal year or if a change in use to the properties occurs and the Town of Weston does not exercise their right of first refusal within 120 days of being notified by certified mail of the owners decision to convert the Chapter 61 current use to a residential use by either sale or their own development plan.

390 Highland Street was sold on April 8, 2021 and 2 Sudbury Road was sold on April 30, 2021 according to the Registry of Deeds recorded information.

Mr. Josephson presented to the Board the sales analysis reports based on the sales from calendar year 2020. The sales analysis reports reflect the initial proposed changes by Mr. Josephson for both the land and building schedules for fiscal year 2022.

The initial proposed sales database suggested by Mr. Josephson has been updated to reflect the changes in the real estate market for fiscal year 2022 based on the calendar year 2020 sales in Weston.

Sales Analysis Reports discussed were by the following: Land Use, Style, Neighborhood Area, Sales Price Quartile, Sale Date Quartile, Actual Year Built, and Effective Living Area.

The Board and Mr. Josephson will again review the proposed fiscal year 2022 model changes and the corresponding proposed assessed valuations at future Board meetings throughout the Summer.

The Board adjourned at 3:10 p.m.

Next Meeting - Tuesday, June 1, 2021 at 2:00 p.m.

Respectfully;

Eric R. Josephson, MAA
Principal Assessor