

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

OFFICE OF THE BOARD OF ASSESSORS
ASSESSING DEPARTMENT



16 Jan Sebastian Drive
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February 8, 2022

SANDWICH BOARD OF ASSESSORS

The Board of Assessors meeting is called to order at 4:30 p.m.

PRESENT VIA ZOOM: Larry Harrington, Chair, Robert James, Vice-Chair, Ben Styche, Director of Assessing and Bill Jennings, Finance Director

ABSENT: Nick Fernandes, Member

As there are members of the public present, Mr. Harrington moves Public Forum to the first item on the agenda. He asks for public comments to be kept within a 3 to 5-minute time frame.

PUBLIC FORUM:

- Laura Wing (60 Salt Marsh Road)

Ms. Wing is present to express her concerns about the Salt Marsh Road value increases. Her value went up 29% as did most single family homes on Salt Marsh Road. She was provided with the 11 sales that were used to set the 2022 values. She does not understand how these sales could justify this increase. Six of the sales were from 2019 and all but 1 sold for less than the proposed assessed value. Those sales shouldn't have accounted for an increase, but she isn't quite sure because she does not understand the calculations. There were only two sales in 2020 and she believes one of those was on a property that had been significantly improved. Of the three sales in 2021, two of the sales were in the second half of the year so only one should have been used in the analysis. Her understanding is the date range used should only account for sales that occurred in the first half of 2021. This 2021 sale also occurred on a property that had been significantly improved and it was between family members. She would like an explanation and she would like the calculations used to determine all of the increases on Salt Marsh Road. Mr. Harrington asks Mr. Styche if he would like to respond. Mr. Styche says he has had many conversations about this with Ms. Wing and has explained it multiple ways and he provided her with all the information. Ms. Wing does not feel it was explained at the Finance Committee meeting that recently took place. She says she has brought up three points and would like an explanation for each. Mr. James explains that public forum is not a time for the Board to answer questions. From what he has been told, Mr. Styche has had a number of conversations with concerned residents on Salt Marsh Road. If abatements are forthcoming, he does not want any member of the Board to make prejudgments. Mr. Harrington adds every abatement is taken under advisement and each is treated fairly. He says the numbers speak for themselves. Ms. Wing does not believe the numbers speak for themselves and would like to know what the proper forum would be to get the calculations. Mr. Jennings says any records requests needs to go through the Town Clerk and he urges Ms. Wing to follow the proper channels.

- Paul Reynolds (63 Salt Marsh Road)

Mr. Reynolds is a new resident in Sandwich and is interested in hearing what Ms. Wing has to say. He takes her concerns very seriously and would like to get to the bottom of this.

APPROVAL OF MINUTES:

TOWN CLERK
TOWN OF SANDWICH

MAR 01 2022

2 H 35 M 4 PM
RECEIVED & RECORDED



Mr. James motions to approve the minutes from the meeting held 1/25/2022 as written. Mr. Harrington seconds. The motion is approved unanimously.

ASSESSING DEPARTMENT UPDATES:

Mr. Styche explains to the Board the abatement filing period is over. The department ended up with 61 real estate and 26 personal property abatements. Sixteen real estate abatements came from Salt Marsh Road and eighteen were from the Captain's neighborhood off of Hammond Road. The office began making appointments today and the staff will begin to work through them.

SIGN SIGNATURE ITEMS:

- Month End Reports – January 2021

EXECUTIVE SESSION:

Mr. James motions to enter into Executive Session at 4:45 p.m. to comply with M.G.L. Ch. 30A § 22(f) for the review, potential approval and potential release of Executive Session meeting minutes from 1/25/2022. Mr. Harrington seconds. Mr. James and Mr. Harrington approve the motion unanimously by roll call vote.

The Board reconvenes in Open Session at 4:45 p.m.

NEW BUSINESS: NONE

OTHER MATTERS NOT REASONABLY ANTICIPATED: NONE

ADJOURNMENT:

Mr. James motions to adjourn. Mr. Harrington seconds. The motion is approved unanimously.

The meeting adjourns at 4:47 p.m.

Respectfully submitted,



Laura C. Watts, Assistant Assessor
Cc: Town Clerk

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**TOWN CLERK
TOWN OF SANDWICH**

MAR 01 2022

EXECUTIVE SESSION SANDWICH BOARD OF ASSESSORS

**2 435 M P 106
RECEIVED & RECORDED**

Mr. James motions to enter into Executive Session at 4:44 p.m. to comply with M.G.L. Ch. 30A § 22(f) for the review, potential approval and potential release of Executive Session meeting minutes from 1/25/2022. Mr. Harrington seconds. Mr. Harrington and Mr. James approve the motion unanimously by roll call vote.

PRESENT VIA ZOOM: Larry Harrington, Chair, Robert James, Vice-Chair and Ben Styche, Director of Assessing

ABSENT: Nick Fernandes, Member

Mr. James motions to approve and release the Executive Session meeting minutes from the meeting held 1/25/2022 as written. Mr. Harrington seconds. Mr. James and Mr. Harrington approve the motion unanimously by roll call vote.

Mr. James motions to return to open session at 4:45 p.m. Mr. Harrington seconds. Mr. Harrington and Mr. James approve the motion unanimously by roll call vote.

Respectfully Submitted,

Laura C. Watts, Assistant Assessor

Cc: Town Clerk

