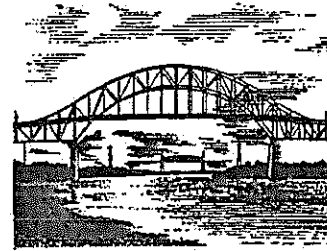


TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1328 ♦ Fax (508) 759-8026
MEETING MINUTES



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas Member

Rui Pereira, MAA
Director of Assessing

Minutes from the Board of Assessors Meeting which was held on April 9, 2024

Location: lower level conference room in Town Hall.

Meeting participants: Clerk-Ellen Doyle Sullivan, Member-Donna Barakauskas, Rui Pereira Director of Assessing

Open Session Meeting called to order: at 10am. The motion was made by Donna Barakauskas, and seconded by Ellen Sullivan to call the meeting to order.

The Board opened the meeting in public comment.

The Board acknowledge guests present at the meeting during public comment. Eda Cardoza and Joseph Carrara stated that they are members of the Taylor Point Association and wanted to confirm if the Board received the supplemental information attached to their real estate application as they are seeking local tax exemption as a charitable exemption. Taylors Point Association owns the property located on 10 Salt works Lane in Buzzards Bay. Rui Pereira informed the members of the association that he has received all of their supplement material and the Board will be reviewing their real estate abatement application, charitable exemption application and the 3abc. Rui Pereira also stated that the association will receive a notice of either grant or denial regarding their real estate abatement application for exemption. Members of Association were informed that the board may vote to go into executive session on matters relating to appellate tax board cases as it was noted on the agenda.

Members of association stated they had no additional comment to add and thanked Rui Pereira for informing them of the public meeting.

Executive Session: The Board voted to go into Executive session at 10:15am to discuss a pending Appellate Tax Board case under reason 3 of the Open Meeting Law Guide's Ten Purposes for Executive Session

BOURNE TOWN CLERK
MAY 1 '24 AM9:51

A roll call was taken

Donna Barakauskas-Yes

Ellen Sullivan-Yes

The Board voted to return open session at 10:20am

A roll call was taken

Donna Barakauskas-Yes

Ellen Sullivan-Yes

The Board reviewed the minutes from the Open Session and Executive Session Board of Assessors meeting that was held on April 2, 2024. A motion was made by Ellen Sullivan and seconded by Donna Barakauskas to approve and release the minutes.

The Board reviewed, voted and signed 10 Fiscal Year 2024 Real Estate and Personal Property abatement applications. Attached is the record of the abatements and the action taken by the Assessors.

The Board had a discussion in open session regarding the Fiscal Year 2024 Real Estate abatement application for 10 Salt works Lane in Buzzards Bay. The applicant is Taylors Point Improvement Association which is seeking a local tax exemption as a charitable organization. The Board reviewed their timely filed Fiscal Year 2024 3abc application and the statutory exemption application for Fiscal year 2024 which also included supplemental material. A motion was made by Ellen Sullivan and Donna Barakauskas to deny the real estate abatement application for charitable exemption as the applicant did not meet the burden of proof regarding the criteria for charitable exemption under Mass General Laws Chapter 59 section 5 clause 3.

The Board discussed the next board meeting to be April 23 2024 at 10am

Meeting Adjourned: at 11:17am

Respectfully submitted,
Rui Pereira, MAA - Director of Assessing

Extract: abatement date
Database: LIVE
Filter: PropertyType IN S,P,R
AbatementExist EXISTS
Sort: VotedDate IN 04/09/2024

Report #25: Abatements General Report
Fiscal Year 2024

Bourne, MA

File #	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2024-0058 1204 7.0-22-1	TUDOR CHERRY INVESTORS LLC & HARBOR GROUP HOME LLC	117 OLD PLYMOUTH RD	01/22/2024 RP		04/22/2024	04/09/2024	Denied	3,701,000.00	3,701,000.00	
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0052 2010 11.4-58-0	HOWARD EDWIN E & GIOHRA TRS C/O CANAL VIEW APARTMENTS LLC	860 SANDWICH RD	01/22/2024 RP	R2024-0023	04/22/2024	04/09/2024	Granted	8,542,200.00	7,544,900.00	(997,300.00)
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0053 4715 23.3-4-0	FEROLITO JOSEPH P & SANDRA FEROLITO	7 BUTTERMILK WAY	01/29/2024 RP	R2024-0024	04/29/2024	04/09/2024	Granted	317,800.00	304,800.00	(13,000.00)
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0060 4720 23.3-9-0	TAYLORS POINT IMPROVEMENT ASSOCIATION INC	10 SALT WORKS LN	01/16/2024 RP		04/16/2024	04/09/2024	Denied	229,900.00	229,900.00	
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0059 4850 24.0-1-0	TUDOR CHERRY INVESTORS II LLC	82 SANDWICH RD	01/22/2024 RP		04/22/2024	04/09/2024	Denied	2,403,700.00	2,403,700.00	
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0051 6060 29.4-104-0	FERLAND MARK A ETUX TAMATHA J FERLAND	164 LEEWARD RD	01/23/2024 RP	R2024-0022	04/23/2024	04/09/2024	Granted	722,900.00	498,100.00	(224,800.00)
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0054 12658 29.4-104-0	FERLAND MARK A ETUX TAMATHA J FERLAND	164 LEEWARD RD	01/23/2024 RP	S2024-0008	04/23/2024	04/09/2024	Granted	4,500.00	0.00	(4,500.00)
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0055 19922 31.4-20-2	PRIME STORAGE BOURNE LLC	170-A CLAY POND RD	02/01/2024 RP		05/01/2024	04/09/2024	Denied	14,763,400.00	14,763,400.00	
<u>Review History</u> <u>By</u> <u>Recommendation</u>										
F2024-0056 19921 31.4-20-3	PRIME STORAGE BOURNE LLC	170-B CLAY POND RD	02/01/2024 RP		05/01/2024	04/09/2024	Denied	1,912,300.00	1,912,300.00	
<u>Review History</u> <u>By</u> <u>Recommendation</u>										