



APPROVED

TOWN OF LANCASTER BOARD OF ASSESSORS

MICHAEL BURKE SR, CHAIRMAN
DEBRA SANDERS, MEMBER
KRISTEN FOX, MEMBER

BOBBI-JO WILLIAMS
PRINCIPAL ASSESSOR, EXT 1312

ADAM QUIGLEY
ASSISTANT ASSESSOR, EXT 1084

REGULAR MEETING MINUTES

June 1, 2023 - 4:45 P.M.

Nashaway Room, 2nd Floor, Prescott Building, 701 Main Street, Lancaster MA

Members in attendance: Mike Burke Sr - Chair, Debra Sanders – Member, Kristen Fox - Member

Chair, Mike Burke Sr called the meeting to Order at 4:46 P.M. in the Nashaway Meeting Room on the second floor in the Prescott Building, 701 Main St, Lancaster, MA.

D. Sanders moved to accept the Regular Meeting Minutes of March 16, 2023; M. Burke seconded. K. Fox was not present for the meeting so she will abstain. Debra Sanders, Aye; Mike Burke Sr., Aye; Kristen Fox, Abstain. [2-0-1]

D. Sanders moved to accept the Executive Meeting Minutes of March 16, 2023; M. Burke seconded. K. Fox was not present for the meeting so she will abstain. Debra Sanders, Aye; Mike Burke Sr., Aye; Kristen Fox, Abstain. [2-0-1]

The Board reviewed and acted on Statutory/CPA Exemption applications for fiscal year 2023:

1 – Clause 17D Senior/Surviving Spouse, D. Sanders made a motion to approve the Clause 17D application and deny for Clause 41C due to income qualifications, K. Fox seconded. Debra Sanders, Aye; Mike Burke Sr., Aye; Kristen Fox, Aye. [3-0-0]

1 – Clause 22 Veteran; 2nd application from applicant, previous application deemed denied, D. Sanders made a motion to deny 2nd application for not meeting the domicile eligibility requirements as of July 1, 2022, K. Fox seconded. Debra Sanders, Aye; Mike Burke Sr., Aye; Kristen Fox, Aye. [3-0-0]

3 – Clause 41C Seniors, 3 new applicants - 1 application vote was already taken to deny 41C but approve for 17D. D. Sanders made a motion to deny 1 for an incomplete application, K. Fox seconded. Debra Sanders, Aye; Mike Burke Sr., Aye; Kristen Fox, Aye. [3-0-0] D. Sanders made a motion to deny the third Clause 41C application for an incomplete application, M. Burke Sr. seconded. K. Fox recused due to applicant being a neighbor. Debra Sanders, Aye; Mike Burke Sr., Aye; Kristen Fox, Abstain. [2-0-1]

5 – CPA, 3 existing applicants, 2 new. K. Fox made a motion to approve 5 CPA exemption applications, M. Burke Sr. seconded. Debra Sanders, Aye; Mike Burke Sr, Aye; Kristen Fox, Aye. [3-0-0]

The Board discussed the receipt of 17, State Tax Form 3ABC, Return of Property Held for Charitable Purposes, filed for fiscal year 2024, 15 existing and 2 new. The 2 new organizations have no real estate in Lancaster or motor vehicles registered, therefore no action taken. The Board discussed the late filing of Lancaster Land Trust, the letter received from the Volunteer Humane Society regarding the dissolving of the organization and 2 organizations seeking exemption for additional properties currently being taxed. D. Sanders made a motion for the existing exempt status to continue for 14 organizations, K. Fox seconded. Debra Sanders, Aye; Mike Burke Sr, Aye; Kristen Fox, Aye. [3-0-0] D. Sanders made a motion to return 1 organization, Volunteer Humane Society, to taxable status for not meeting the exemption requirements under MGL 59 Section 5, K. Fox seconded. Debra Sanders, Aye; Mike Burke Sr, Aye; Kristen Fox, Aye. [3-0-0] D. Sanders made another motion to deny the additional property listed for an exempt request from Atlantic Union Conference of SDA for not meeting the exemption requirements under MGL 59 Section 5, K. Fox seconded. Debra Sanders, Aye; Mike Burke Sr, Aye; Kristen Fox, Aye. [3-0-0] M. Burke Sr. made a motion to table the additional properties listed by Southern New England Conference Assoc of SDA seeking exemption until additional follow up is completed to determine the taxable or exempt status of the organization's property, D. Sanders seconded. Debra Sanders, Aye; Mike Burke Sr, Aye; Kristen Fox, Aye. [3-0-0]

Other Business – None

Member Debra Sanders offered a motion to adjourn the meeting at 5:24 P.M., seconded by M. Burke Sr. Mike Burke Sr, Aye; Debra Sanders, Aye; Kristen Fox, Aye. [3-0-0]