



**Chesterfield Select Board Minutes
Meeting with the Board of Assessors
Wednesday, September 6, 2023 at 5:00 p.m.
Town Office Building - 422 Main Road**

Mr. Fuller called the Select Board meeting to order at 3:00 p.m.

Select Board Members Present: Roger Fuller, and Don Willard III

Select Board Members Participating Remotely: Trish Colson-Montgomery

Town Administrator Present: Brenda Lessard

Public Officials Present: Ed Severence, Mary Anne Severence-Rys, Crystal Ames, Board of Assessors; Kelley Hopkins, Assessor's Clerk

General Public Present: Skip Valencik

Recorder of Minutes: Brenda Lessard

The Select Board requested this meeting with the Board of Assessors to discuss the need for a policy to address the removal of land from Chapter 61 and the Right of First Refusal (ROFR).

Ed Severence gave a form to the Select Board that is signed by anyone who enrolls their land in Chapter 61, 61A or 61B. He noted that the notification of the ROFR is clear on the back of the form. Mr. Severence reported that Kelley Hopkins had done research and there has been no ROFR in recent memory. He agrees with the Select Board that there needs to be a Standard Operating Procedure (SOP) in place for the Town.

Mr. Severence noted that the first person who usually get notification of a sale is the Tax Collector as she get a MLC (Municipal Lien Certificate) request. He suggests that the Tax Collector forward any address that comes up for sale to the Board of Assessors so they can check if that property is in Chapter 61, 61A or 61B and they will contact the owner of record.

There was a discussion of when the ROFR is utilized. If an owner sells land that is in Chapter to a person who intends to keep that land in Chapter, the ROFR does not come in to play. There is just a rollover. The new owners would still need to apply and submit an affidavit.

It was discussed that if an owner pulls land out of Chapter but does not sell the property or change the use, rollback taxes do not need to be paid until the use is changed or the land is sold. If that happens after a five year period, roll back taxes do not need to be paid.

The Assessors will work on a policy and submit it to the Select Board for review and approval. Both Boards would like everyone on the same page of the proper procedure. The Assessors will give every

applicant the approved policy when they first apply to put their land in Chapter. Each year when the renewals go out, they will include a reminder of the policy with the application.

Mr. Severence did report that the M.G.L.s that govern Chapter land and the ROFR are becoming more vague rather than having more clarity.

The Assessors reported that Mr. Valencik's roll back tax will be \$572.64 for the parcel that he is selling. Mr. Valencik will also need to pay \$105. For the fee to release the Town's lien on the parcel.

Adjourn:

Ms Colson-Montgomery made a motion, seconded by Mr. Willard and unanimously voted to adjourn the meeting at 6:00 p.m.