

APPROVED ON 11/2/21

Board of Selectmen – Minutes of Meeting

BOARD OF SELECTMEN
MINUTES OF MEETING – October 19, 2021

Present: By ZOOM: Patty Carlino, Chair, Sean Regnier & Bob Jones, Board of Selectmen.

Christopher Brittain, Interim Chief Administrative Officer (CAO).

Chairperson, Patty Carlino called the meeting to order at 7:00 PM, stating that pursuant to the Open Meeting Law, this is an audio recording with a roll call vote of members present by ZOOM.

<i>Patty Carlino</i>	<i>here</i>
<i>Sean Regnier</i>	<i>here</i>
<i>Bob Jones</i>	<i>here</i>

1. **Approval of Minutes:** *Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to approve the Open Session Minutes of September 21, 2021 and October 5, 2021.*

<u><i>AYES</i></u>	<u><i>NAYS</i></u>
<i>Patty Carlino</i>	<i>none</i>
<i>Sean Regnier</i>	
<i>Bob Jones</i>	

2. **Public Hearings:** FY 2022 Tax Classification Hearing - Karen Avalue, Board Member (Board of Assessors) came before the Select Board for them to decide if the town wants One Tax Rate or Two Tax Rates. One rate would be Residential and Open Space. The second rate would be Commercial, Industrial and Personal Property. Tyler Values were approved in October, 2021 by the Bureau of Local Assessment. We extend a special thanks to our revaluation company RRC and Assessor Sarah Navin for attention to detail in completing this process. The LA-4 total value of the town is \$1,070,641,592. The FY 2022 average single home value for 1,834 single homes is \$290,065 for a total of all 1834 homes of \$531,978,800. Last years FY 2021 average single home value was \$256,539 divided by 1,830 single family homes for a total of \$469,466,500. New construction added \$5,617,080 in real estate construction value. Personal property added \$21,036,600 for a total value of NEW GROWTH for FY22 is \$26,7653.680 which helps lower the tax rate. Excess Levy Capacity is \$3,762,103.27 the difference between the tax levy and the amount the town raised and appropriated for FY22. Dept of Revenue/Bureau of Local Assessment likes towns to be aware of exemptions and options that might be available to you.

- 1) The Open space discount does not include land under the Chapter land-Forest 71, Agricultural 61A or 61B Recreational land or permanent conservation restrictions or

held for the production of income. This percentage of values shifts to the residential class.

- 2) The residential exemption shifts the burden slightly away from the lower valued homes and increases the higher priced homes. There are 20 cities in the eastern part of the state that grant this exemption. These are larger cities with owners of many rental properties, vacation homes, resorts and higher valued homes.
- 3) Small commercial exemption may be applied to certain commercial businesses that assessment is less than \$1,0000,000 and occupied by a business certified by the Department of Employment and Training. If there are several businesses in one building, the owner of the building does not have to pass this tax savings on to the tenants. The total gross value of the exemption is distributed to the non-qualifying commercial property in the form of a higher tax rate.

The DOR simplified the LA5 last year by a special Town Clerk Certification form which the town clerk signs along with two assessors to certify the vote taken tonight.

The current tax rate for FY 2022 is \$13.65. The recommendation of the Board of Assessors is for a single tax rate for FY 2022 (July 1, 2021 to June 30, 2022.)

At the recommendation of the Board of Assessors and upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously for a single tax rate for FY 2022. (July 1, 2021 to June 3, 2022.)

AYES

NAYS

*Patty Carlino
Sean Regnier
Bob Jones*

none

3. **Public Comments:** Josh Bloom came before the Board asking where the town stands with the process of going from a representative town meeting to an open town meeting and when we can expect this to take place and will the change be done before the next regular town meeting. There was a brief discussion on the process and Interim Town Administrator added that there may be a need to have a special town meeting anyway to vote on the Charter Review and the CPA (Community Preservation Act).

Matt Carlino came before the Board stating that the Planning Board is working on the bylaws and have been since 2015/2016 and then put off for a couple of years and then put off again due to Covid. The Board is anxious to catch-up as our current bylaws are antiquated. They hope that in the next six month's time frame they can have some results. After that the next priority is the sign bylaws which may be another push for a Special Town Meeting. It is time to move forward. John Bloom indicated that he was satisfied with their answers.

Kathy Hall came before the Board regarding the Open Space and Recreation Plan which needs to be done in 2022. Berkshire Regional Planning helped before with this and then it goes to the State for approval for State Funding and Grants.

She will check in and bring any information to the next meeting. Monies have already been budgeted for this. Sean agreed that the money was already budgeted.

4. **General Business:** a) LB Corporation – Paving Contract (authorize chair to sign) - Upon a review of the contract with LB Corporation for the paving of Golden Hill Road (which will start right away), Navin Heights, Mandalay and Circular Avenue, in the amount of \$699,399.20, the Board noticed an error in the amount which should have read \$669,399.20 and *upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to authorize the Chair to sign the Contract (noting the correction (should read \$669,399.20) that needs to be made in the amount.*

AYES

NAYS

*Patty Carlino
Sean Regnier
Bob Jones*

none

b) Berkshire Gas Permits - *Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to approve the Berkshire Gas Permits to install new gas service to i) 45 Mountain View Terrace and ii) 165 Stockbridge Road.*

AYES

NAYS

*Patty Carlino
Sean Regnier
Bob Jones*

none

c) Re-appointments - *Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to re-appoint Sandy Cozzaglio and William Mathews to the Historical Commission; each for a one-year term.*

AYES

NAYS

*Patty Carlino
Sean Regnier
Bob Jones*

none

- d) Appointments - Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to appoint Bobbie Paley to the 5 Town Cable Advisory Committee for a one (1) year ter.

AYES

NAYS

Patty Carlino
Sean Regnier
Bob Jones

none

Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to appoint Carolyn Young and Dave Carrington to the Agricultural Commission for a one (1) year term.

AYES

NAYS

Patty Carlino
Sean Regnier
Bob Jones

none

Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to appoint Kathy Hall to the Lee Youth Commission for a three (3) year term.

AYES

NAYS

Patty Carlino
Sean Regnier
Bob Jones

none

- e) Trunk or Treat Announcement - Chair, Patty Carlino stated that the Town will be once again having a “Trunk or Treat” for Lee residents or families with students currently attending a Lee school or daycare, on Friday, October 29, 2021 from 5:00 PM – 8:00 PM, which will be held at the Lee Middle & High School Parking Lot. Registration is required and additional details are available online at leepto.org/trunkortreat2021. Patty Carlino also announced that there would also be Trick or Treat this year on Sunday, October 31st from 5:00 PM – 7:00 PM.
- f) Lee Youth Commission Update – Kathy Hall - Kathy Hall came before the Board with an update: The “pickle ball” lines have been put down and due to weather will be completed next week. The commission is working on their by-laws to be voted on. They are busy cleaning up the language and copies will be sent to the Select Board when they are completed.

BerryDunn has been working on the market analysis for the potential Community Center for a ZOOM meeting on Wednesday, November 3rd from 6:30 – 7:30 PM. The link will be on the agenda when posted.

5. Pending Business - None.
6. Town Administrator - Interim Town Administrator Christopher Brittain extended a “thank-you” to Sarah Navin and the Assessors for getting the tax rate completed.
7. Next Regular Meeting - Our next regular meeting will be on Tuesday, November 3, 2021 at 7:00 PM.
8. Motion to Adjourn - *Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to adjourn the meeting at 7:55 PM.*

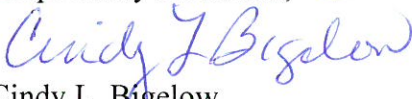
AYES

*Patty Carlino
Sean Regnier
Bob Jones*

NAYS

none

Respectfully submitted,


Cindy L. Bigelow,
Administrative Assistant

Notice of Website Posting Sent to:

Board of Selectmen
Town Administrator
Town Clerk
Town Collector
Planning Board

Board of Assessors
Board of Health
Conservation Commission
Police Chief
Building Inspector

Dept. of Public Works
Town Treasurer
Town Reps. District Chair
Superintendent of Schools
Town Accountant