

## BOARD OF SELECTMEN MEETING

November 29, 2021

Chairman Lilia Maselli called the meeting to order at 7:00 p.m. This meeting was held in Room 9 of the Town Hall. Present were Selectmen Gregory B. Bendel, Kevin A. Caira, Gary B. DePalma and Judith L. O'Connell.

Chairman Lilia asked meeting participants to rise and he led the pledge of allegiance.

### **KAREN L. RASSIAS, PRINCIPAL ASSESSOR, RE: PUBLIC HEARING FOR THE DISCUSSION OF LOCAL PROPERTY TAX POLICY WITH REFERENCE TO CLASSIFICATION**

Chairman Maselli noted that this is a continuation of the public hearing that was opened at their meeting of November 22. Ms. Rassias stated that, in accordance with Massachusetts General Law Chapter 40, Section 56, she was present to provide information to the Board of Selectmen. Also present was Finance Director/Town Accountant Bryan Perry. After careful analysis and review, the Board of Assessors recommends to the Board of Selectmen a classification shift of 1.75%, resulting in a minimum residential factor of .758743 for Fiscal Year 2022. She advised that the shift conforms to Proposition 2 ½ guidelines and is consistent with prior years' tax policies. Adoption of this recommendation allows the Town to assess and collect an equitable amount of taxes from the residential, commercial, industrial and personal property sectors. Ms. Rassias advised that assessed values were established by analyzing calendar year 2020 sales and income data. The Board's analysis resulted in the average single family residential property value increasing approximately .0718 percent. It is the Board of Assessors recommendation that the Board of Selectmen vote to shift the maximum allowed to the Commercial, Industrial and Personal Property classes.

Ms. Rassias reviewed information that outlined different scenarios and the impact to the different tax classifications.

Chairman Maselli asked if there were any questions or comments from the Board. Selectman Bendel comment on the analysis for single family homes and noted it is the lowest increase since 2010.

Selectman O'Connell commented regarding the status of the housing market. New construction homes are listing for \$1 million. She noted that as a realtor, she submitted an offer for a house, on behalf of her client, \$300,000 over asking price and her client was outbid.

Board members thanked Ms. Rassias and Mr. Perry for the presentation and indicated their intent to vote to shift the maximum burden away from the resident.

Chairman Maselli asked if there were any questions or comments from the audience and there were none.

A motion was made by Selectman O'Connell, seconded by Selectman DePalma and by the affirmative roll call vote of all, it was

VOTED: That the Board of Selectmen adopt a classification shift of 1.75 as recommended by the Board of Assessors which results in the minimum residential factor of .758743 for Fiscal Year 2022.

A motion was made by Selectman Bendel, seconded by Selectman O'Connell and by the affirmative roll call vote of all, it was

VOTED: That the Board of Selectmen close the public hearing.

### COMMUNICATIONS

There were none.

### PUBLIC COMMENTS

There were none.

### ANNOUNCEMENTS

There were none.

### NEW BUSINESS

There were none.

### IMPORTANT DATES

Town Manager Hull reviewed important dates including:

November 29-

December 3 – Curbside Collection of Yardwaste

November 30 – Senior Center Building Committee – Town Hall – Room 9 – 6:00 p.m.

November 30- – Festival of Trees – Virtual – <http://onewilmington.org/events/festival-of-trees/>  
December 5

December 1 – Brush Drop-Off – Old Main Street – 8:00 a.m. to 2:00 p.m.

December 3 & – Festival of Trees – Villanova Hall, Middlesex Avenue – 9 a.m. to 9 p.m.

December 4

December 4 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.

December 4 – Tree Lighting – Town Common – 4:00 p.m. to 7:00 p.m.

December 5 – Santa Parade – 9:00 a.m. to 5:30 p.m.

December 5 – Festival of Trees – Villanova Hall, Middlesex Avenue – 9 a.m. to 12 p.m.

December 6-

December 10 – Curbside Collection of Yard waste

December 9 – Finance Committee – Town Hall – Room 9 – 7:00 p.m.

December 13 – Board of Selectmen – Town Hall – Room 9 – 7:00 p.m.

December 14 – Economic Development Committee – Town Hall – Auditorium – 6:00 p.m.

In addition, Town Manager Hull advised that on December 1, Massachusetts Department of Transportation will be conducting a virtual public hearing regarding the Butters Row Bridge. He provided information regarding the time of the hearing and how to access the hearing. In addition, he advised how residents may submit questions or comments. Selectman O'Connell asked if the information could be included on the Town's website.

A motion was made by Selectman DePalma, seconded by Selectman O'Connell and by the affirmative roll call vote of all, it was

VOTED: That the Board of Selectmen adjourn its public session and the Subcommittee enter Executive Session for the purpose of conducting negotiations with non-union personnel, i.e. Town Manager, pursuant to Massachusetts General Law Chapter 30A, Section 21(a)(2) and at the conclusion of that Executive Session that the full Board of Selectmen enter Executive Session for the purpose of discussing strategies with respect to negotiations with non-union personnel, i.e. Town Manager, pursuant to Massachusetts General Law Chapter 30A, Section 21(a)(2) not to return to Open Session.

Meeting adjourned at 7:43 p.m.

Respectfully submitted,

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Recording Secretary