

APPROVED: NOVEMBER 30, 2009

Attended by: Chairman Ammendolia & Selectmen Tinio  
Town Coordinator Dale Pleau

Meeting open @ 7:35 pm

Pledge

1. Open Forum

There was no one for Open Forum

2. Minutes

**Motion by Selectmen Tinio to approve the meeting minutes of October 5<sup>th</sup>, 19<sup>th</sup> & 26<sup>th</sup> as written, Chairman Ammendolia steps down to 2<sup>nd</sup>, motion passed.**

3. Certification

The Board recognized certification for the following:

- Peter Chauvin – Work Zone Safety
- Alan Tetreault – Work Zone Safety – Preventing Workplace Discrimination – Surveying Basics
- Mark Lemoine – Work Zone Safety
- Margaret Bonderenko – International Institute of Municipal Clerks

The Board requested letters go out to thank the employees for their achievements and to be put in their personal files.

4. Meeting dates

The Board set meeting dates of 11/30/09, 12/14/09 & 12/28/09.

5. Quissett Road discussion

**Motion by Selectmen Tinio to not act upon the town right of 1st refusal for lot 4 Quissett Road, Mendon further described in Worcester Registry of Deeds Plan Book 842 Plan 45, Chairman Ammendolia steps down to 2<sup>nd</sup>. Motion passed.**

Mr. Pleau will send a letter to Larry Pearson and the Assessors stating the town’s decision not to act on the property.

6. Tax Classification Hearing

**Motion by Selectmen Tinio to open the public hearing on Property Tax Classification, Chairman Ammendolia steps down to 2<sup>nd</sup>, motion passed.**

Selectmen Tinio reads the newspaper ad for the hearing.

Chairman Tycks and Assistant Assessor Jean Berthold presented the report to the Board as follows:

**MENDON'S TAX RECAPITULATION FOR CLASSIFICATION – FY10**

Levy for Fiscal '10	\$9,213,225.
Add: FY10 Debt Exclusions (School, Land & Firestation)	1,131,804.
<b>TOTAL LEVY</b>	<b>\$10,345,029.</b>

**NEW GROWTH FOR FY10 = \$121,286.**

FY10 Taxable Value =	\$829,184,500.
FY09 Taxable Value =	<u>875,171,180.</u>
<b>Decrease in Taxable Valuation =</b>	<b>\$ 45,986,680.</b>

<u>Percentage Share of Valuation</u>	(Comparison with FY09)
Residential - 90.4676%	90.9189%
Commercial - 5.7498%	5.5184%
Industrial - .5694%	.5681%
Personal Property - 3.2132%	2.9946%

**A FACTOR OF "1" IS RECOMMENDED RESULTING IN A TAX RATE OF \$12.47 FOR ALL CLASSES**

( \$5,098.28 EXCESS LEVY CAPACITY - unavailable)

The medium value for a single-family home is **\$371,748**. This reflects a decrease of \$22,808. (5.8%) from the FY09 medium value of \$394,556.

The overall town wide annual revaluation resulted in an average decrease of approximately 6.2% in residential & a 5.6% decrease in commercial valuations. There were no additional overrides for Fiscal Year 2010.

\$350,000 home x \$11.66 (FY09) = \$4,081.00 & \$87.45 CPA
\$328,300 home x \$12.47 (FY10) = \$4,093.90 & \$85.41 CPA
<b>INCREASE \$10.86</b>

\$450,000 home x \$11.66 (FY09) = \$5,247.00 & \$122.43 CPA
\$422,100 home x \$12.47 (FY10) = \$5,263.59 & \$120.50 CPA
<b>INCREASE \$14.66</b>

**Debt Exclusion Tax Impact**

School Bond New Construction/Renovation =	\$ .44
Land Purchase (Fino) & Fire Station =	.34
Clough Renovation =	.58
<b>TOTAL COST OF DEBT EXCLUSIONS =</b>	<b>\$1.36 per \$1,000.</b>

**FY10**

CALCULATIONS BASED ON DUAL RATE CLASSIFICATION

Total valuation of Class 3, 4 & 5 = \$79,041,230.

Maximum share that can be shifted = 9.5324% x 150% = 14.2986%

Residential amount to be raised = \$10,339,930.72 x 85.7014% (Minimum residential factor) = \$8,861,465.39

Total residential minimum factor =  $\frac{\$ 8,861,465.39}{750,143,270}$

*Resulting in a tax rate of \$11.82*

CIP amount to be raised = \$10,339,930.72 x 14.2986% (Maximum CIP share) = \$1,478,465.33

Total CIP Value (Maximum Share) =  $\frac{\$ 1,478,465.33}{79,041,230}$

*Resulting in a tax rate of \$18.70*

\$18.70 CIP Rate  
11.82 Residential Rate  
**\$ 6.88 Difference in rate**

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**A RESIDENTIAL EXEMPTION IS NOT RECOMMENDED.**

This exemption would be borne by second homes and rental properties, which number very few in Mendon. Only a very few large municipalities in Mass utilize this exemption.

**A SMALL COMMERCIAL EXEMPTION IS NOT RECOMMENDED.**

This exemption can only be granted to commercial businesses that employ ten or less employees in the previous year and have a property value of less than \$1,000,000.00.

Property in Mendon does not support many commercial businesses presently. Therefore, if smaller commercial properties were granted this exemption the larger commercial properties would be required to endure the difference.

Chairman Ammendolia discussed a recommendation of a single tax rate for the town.

**Motion by Selectmen Tinio to choose the single tax rate for FY10, Chairman Ammendolia steps down to 2<sup>nd</sup>, motion passed.**

**Motion by Selectmen Tinio to close the public hearing on Property Tax Classification, Chairman Ammendolia steps down to 2<sup>nd</sup>, motion passed.**

7. Willow Brook Restaurant license discussion

Mr. Pleau discussed with the Board a reduction in fee for the alcohol license.

**Motion by Selectmen Tinio to prorate the alcohol license for Willow Brook Restaurant for the remainder of 2009 down to \$300 for the license, Chairman Ammendolia steps down to 2<sup>nd</sup>, motion passed.**

8. Master Plan Committee

Bill Ambrosino with the Board discussed with the Board what the Town of Douglas has done and would like to duplicate this plan. He would like to create a foot print for the town with a nice policy for the town. Chairman Ammendolia would like to see the Planning Board still involved, Mr. Ambrosino agrees.

Mr. Ambrosino gives the advantages to the master plan;

- What the town can expect over the next 30 years
- Economic redevelopment
- Make the village look better – walking paths
- State impact – grants
- How Mendon is perceived at a state level

Mr. Ambrosino hopes to have several public hearings on the matter.

**Motion by Selectmen Tinio to go into Executive Session under MGL Chapter 39, s23B choice #3 with respect to litigation to return to adjourn, Chairman Ammendolia steps down to 2<sup>nd</sup>, motion passed.**

**Roll Call Vote, Ammendolia – Yes, Tinio – Yes.**

Meeting adjourned  
Respectfully Submitted

Terry Palmer  
Administrative Secretary  
Board of Selectmen