

TOWN OF WENHAM
Board of Selectmen
Meeting of December 17, 2018
Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Board of Selectmen (BOS) was held on Thursday December 17, 2018 at 5 pm in the Selectmen Chambers.

The Town of Wenham has a three-member Board of Selectmen elected for three-year terms with one seat up for election each year. Jack Wilhelm (2019) Catherine Harrison (2020); John Clemenzi (2021)

The Board of Selectmen serve as the chief executive body of the Town. The Board's duties include in part appointing the Town Administrator and other board/committee members, developing goals and policies, preparing the town report, the annual budget, and presenting the warrant for Town Meeting.

The Board typically meets the first and third Tuesday of each month at 6:30 pm in Town Hall. The BOS meetings are posted on the Town calendar. All meetings are open to the public and may be viewed on local cable channels, HWCAM.org or YouTube HWCAM.

Welcome & Call to Order

With a quorum present, Ms. Harrison called the BOS meeting to order at 5 pm

Selectmen present: Catherine Harrison, Chair; John Clemenzi, Vice Chair; Not Present: Jack Wilhelm, Clerk

Also present: Peter Lombardi, Town Administrator; Patricia Moore, Finance Director & Treasurer/Collector; Chris Holak, Accountant; Assessors Steve Ozahowski & Tom Tanous; Catherine Tinsley, Minutes Secretary

Tax Classification Hearing– Continued from December 13, 2018

TOWN OF WENHAM CLASSIFICATION HEARING - The Wenham Board of Selectman will hold a hearing on classification of real estate for taxation purposes during the meeting on Thursday December 13, 2018 at 5:00 p.m. at the Wenham Town Hall, 138 Main Street, Wenham MA. The purpose of this meeting is to determine whether the Town should establish separate tax rates for business and residential property owners or continue one rate for all classes. Wenham Board of Assessors, 138 Main Street Wenham, MA 01984

The Public Hearing noticed was published in the Salem News on December 11, 2018.

Ms. Harrison stated the hearing was continued December 13, 2018 to this date, December 17, 2018 citing the necessary information from the Department of Revenue to set the tax classification was not available at that time.

Ms. Harrison declared the hearing open.

Mr. Tanous stated that after due diligence and hard work of the staff, the revaluation of real property was completed this year. The values of properties increased overall.

The Assessors' recommended the Board of Selectmen approve a Factor of One for the purpose of property taxes. Mr. Tanous explained a Factor of One means the entire community would be taxed at the same rate; residential, business, farming, etc.

The hearing was closed.

Vote: Ms. Harrington moved the BOS adopt a Tax Factor of One for the Town of Wenham for Fiscal Year 2019. The motion carried unanimously.

With information remaining to be processed, details of the tax billing will be provided during the BOS meeting tomorrow night.

Mr. Ozahowski gave a brief summary of the results of the revaluation compared to the historical data. Mr. Ozahowski noted the median value of homes is the preferred measure to understand assessed value.

The median assessed value increased for the first time in three years.

The tax rate will decrease from \$18.79 to \$18.02 for FY19. The School Operating Override assessment is 41% of the increase starting in FY19; the average annual increase per assessed property is \$900.

The BOS unanimously adjourned at 5:10 pm.

Respectfully Submitted By
Catherine Tinsley
12.28.18