



**Town of Becket  
Board of Assessors  
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**MEETING MINUTES**

July 10, 2023

Board Members Present: Geraldine Walter, Jessica Perotti and Beverly Gilbert

Board Members Absent: None

Associate Assessor Present: Chris Cozzaglio, *via telephone from 10:06 am until 10:50 am*

Public Present: None

Town Staff Present: Paul Greene, Building Inspector *via telephone from 10:28 am until 10:40 am*

The meeting is called to order at 10:06 am.

Review of meeting minutes from June 26 and June 29, 2023: The board reviews the minutes of their meetings on June 26 and 29, 2023. Jess makes a motion to approve the minutes of both meetings. Bev seconds the motion. Following a brief discussion regarding the Executive Session, a grammatical error is corrected and the board agrees not to release it to the public. All in favor. Motion passes.

Correspondence: As discussed with Building Inspector, Paul Greene.

**New Business:**

- Motor Vehicle Abatement Applications: *Processed after Chris dismisses himself at 10:50 am.*
- Update on Chapter 61 applications review for FY 2024: Chris advises that John Shannon will be consulted regarding adding software to the computer at his station for Chapter 61. He lets the board know he expects to present applications for approval at their next meeting.
- CAI Technologies: New interface of AXIS/GIS: Jess lets the board know that CAI Technologies updated the Assessors' Database with its new interface. Following a brief discussion, the board agrees to invite a representative to their August meeting to give a presentation regarding the new interface.
- Informal discussion with Building Inspector, Paul Greene regarding building lot qualifications: Beverly calls Paul at 10:28 am. Jess lets Paul know a few residents have inquired about whether a lot is considered buildable or not. Paul advises that he doesn't need to make a decision on that unless someone puts in an application to build something. He explains that because of Becket's Zoning Bylaw that requires a lot to have at least two (2) acres with two-hundred feet (200') of road frontage, there has to be something in place regarding lots that do not meet those requirements. He explains that he defaults to the state building code, MGL 550, which requires 1/8 of an acre and fifty feet (50') of road frontage. He says the easiest way to determine may be to compare the current deed with the original deed and providing nothing has changed, they would most likely qualify to have a building lot. He recommends that everyone consult a real estate attorney for deed research. He clarifies that before zoning was added in 1974, if someone purchased many abutting lots and sold them off individually, then MGL 550 could not be applied to those lots. The board notes they would require documentation from either the Building Inspector or someone else certified in Title V to change a lot from being considered as buildable to unbuildable. The board thanks Paul for his time and end the call at 10:40 am.

Assessor Update: Chris advises he will be sending out the tax rate setting schedule very soon. He notes he will not be available for the first full week in August as he will be taking an Assessors' course at UMass Amherst.

Any other business to come before the board: Geri points out the MDM1 was not submitted in Gateway so she will be submitting it later today. Jess lets Chris know that Joe Barbieri notified her that the Revised and Omitted as well as the LA13a also need to be submitted in Gateway. Chris advises he will make sure those things are done. Chris dismisses himself from the meeting.

Adjournment: Jess makes a motion to adjourn. Bev seconds the motion. All in favor. Motion passes. The meeting is adjourned at 11:18 am.