



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

September 11, 2023

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

Board Members Absent: None

Associate Assessor Present: Chris Cozzaglio

Public Present: None

Call to order: The meeting is called to order at 12:06 pm.

Review of meeting minutes from August 14, 2023: Bev makes a motion to approve the minutes of August 14, 2023. Geri seconds the motion. All in favor. Motion passes.

Correspondence:

- Appeals to Appellate Tax Board: Jess advises the hearing dates have been set for 61 Long Bow Lane and 1110 Dimmock Road on September 25 and October 10, 2023. She reports the owner of 1110 Dimmock Road is not available on October 10 and would like to reschedule to another day. Chris confirms he has been in contact and they are trying to determine a date that is best for both of them.

Old Business:

- State Use Code 106: Chris lets the board know this code is reserved for lots that do not have a primary dwelling on them but do have unlivable structures such as a cold storage building, barn or garage. He further notes that if a dwelling burns or is demolished, the code would then be changed to 130, the code for a developable lot since it had been previously improved. There is a brief discussion regarding the value of the septic system and well on a property. Chris points out that the both would have no value if they are not connected to a house.
- Municipal COOP Checklist: Chris reports he spoke with Kathe Warden, Town Administrator, about this who agrees there should be an office contact and that he should be considered the Department Head for the COOP checklist. Jess volunteers since she is there the most often; the board agrees. Chris and Jess agree to work together to create the COOP checklist.

New Business:

- District Salaries, FY 2024: Chris advises this Commitment will be ready for signatures at the next meeting.
- Motor Vehicle Abatement Applications: Processed.

Assessor Update: Chris advises the Chapter 61 program was downloaded onto his computer so he can now send out prefilled applications, for FY 2025, to property owners.

He notes the Tax Rate Setting Schedule may be ready for the October meeting.

He has still not received a list of roads from the Town Clerk. Jess advises she will ask for an update on the list.

Public Input: None.

Any other business to come before the board:

- Geri lets the board know about a property in town for sale at a considerably higher cost than it is currently being assessed. It also seems as though the appearance of the dwelling does not match with the permits on file. Following a brief discussion, Chris agrees he will do a drive by inspection. Jess points out many properties need updated photos of the dwellings including the Becket Motel and the cottage at 25 Chester Road that appears to be part of the establishment.
- Jess asks Chris for an update regarding the availability of the QDS CAMA presentation. He says it requires a password so he will need to be present. He suggests viewing it after a meeting. The board agrees.
- Jess asks Chris about the request to overturn an abatement, regarding 746 Benton Hill Road, submitted timely for FY 2023. He advises there is further research needed.
- 35 Arrowhead Lane: Jess reports she received a message from the real-estate agent overseeing the transfers claiming a sale of Assessors' map/lot: 215/6 will be made so that all three lots can then be sold together. This final sale would include Assessors' map/lots: 215/5, 6 and 7.
- The board agrees to meet next on October 2, 2023 due to Indigenous Peoples Day. The board also agrees to officially change the regular meeting time to 12:00 pm.

Adjournment: Jess makes a motion to adjourn. Bev seconds the motion. All in favor. Motion passes. The meeting is adjourned at 1:15 pm.