



Town of Abington

OFFICE OF BOARD OF SELECTMEN

500 GLINIEWICZ WAY
ABINGTON, MA 02351
(781) 982-2100
FAX (781) 982-2138

Minutes

Board of Selectmen

November 14, 2022

Cotter Room

6:30 p.m.

Members Present: Alex Bezanson, Chairman, Mike Kolodziej, Tim Chapin, Kevin DiMarzio, Alex Hagerty, Scott Lambiase, Town Manager

The meeting opened with the Pledge of Allegiance.

Moment of Silence for Brian Joseph Fay (attached).

Public Comments:

Mr. Hagerty – as liaison to the Conservation Commission, he wanted to congratulate Jean Matiyosus and Lynne Mullen for completing MACC training, and the rest of the commission for their hard work.

The Beaver Brook Playground Committee is holding a fundraiser at the K of C on Saturday to raise money for the playground.

Mr. DiMarzio – on Friday there is a cornhole tournament at Article 15 in Rockland to benefit a co-worker of Kevin's who has colon cancer.

Mr. Chapin – on Saturday, 11/19, Webster Timer Lanes is hosting Laughs for Little League.

Abington Celebrates Introduces Schedule of Winter Events:

Michele Christian, Outreach Coordinator, reported on Oktoberfest, with a short video of events that took place. There was a visit from Mrs. Claus who gave out cookies to the Selectmen, and the winter events of December 2, 3 & 4th were reviewed (schedule attached).

1. Joint meeting with Water Commissioners for possible vote to fill vacancy. Motion to open the Water Commission meeting made by Mr. Toomey, seconded by Mr. Tassinari, unanimous. There was one applicant for the vacancy. Motion by Mr. Toomey to appoint Bill Cormier to the position of Water Commissioner until the April election, seconded by Mr. DiMarzio, unanimous. The Water Commissioners meeting was adjourned.

6:35 p.m. FY 2023 Classification hearing – Jolanta Briffett gave the power point presentation (attached). There are five towns in Plymouth County with a split rate – Carver, Middleboro, West Bridgewater, Brockton and Hanover, and they all have much more commercial property than Abington. A split rate would hurt small commercial business. The Board of Assessors voted on one rate.

Rick Collins, 74 Orange Street – we need to focus on building up a commercial tax base and have the staff to implement it.

Motion to approve single tax recommendation made by Mr. Chapin, seconded by Mr. DiMarzio, unanimous.

6:45 p.m. Request for new commercial garage license for Erick Auto Repair, 800 Adams Street, Unit D, Eric Pereira, Manager. Motion to open hearing made by Mr. Chapin, seconded by Mr. DiMarzio, unanimous. Mr. Pereira – does small repairs, has the middle bay. The repairs are done inside. He has made the improvements requested of the Zoning Enforcement Officer. Motion to close the hearing made by Mr. DiMarzio, seconded by Mr. Kolodziej, unanimous. Motion by Mr. Chapin to approve pending final inspection, seconded by Mr. DiMarzio, unanimous.

6:50 p.m. Request to amend Commercial Garage license, Midway Automotive Corp., Michael Deveney, 415 Brockton Avenue. Mr. Deveney did not attend but sent in a letter and plot plan. He wants to include the space that had previously been occupied by Crow Collision to his existing commercial garage license. Motion by Mr. Chapin to approve, seconded by Mr. DiMarzio, unanimous.

6:55 p.m. Request for common victualer license, 1209 Bedford Street, Unit C, Yaz's Table/Yaz's Café Boutique. Ms. Zakhary wants to expand to the additional building. She still wants the common victualer license until the liquor license issue is resolved. Resident at 137 Vineyard Road – was in favor, this would help her business. Motion by Mr. DiMarzio to approve, seconded by Mr. Kolodziej, unanimous.

2. Motion by Mr. DiMarzio to approve October 24, 2022, minutes, seconded by Mr. Hagerty, unanimous.
3. Operational update with Water Superintendent Kristel Cameron. They are in the design phase of the PFAS project. Application is in to DEP and for loan of \$13 million for Abington and Rockland. Myers Avenue has had a lot of improvements with PFAS. They hope to go out to bid in the spring, subject to DEP approval, and to start construction in the fall. Hingham Street will take about 2.5 years. Myers Ave. is below the allowed level. \$13 million from each town is not just for PFAS, but for other improvements as well. Kristel recapped that the money for the Water Department comes from water bill revenue, not from taxes. Other than the base fee of \$33 you only pay for the water that you use. The rates will be going up again to pay for the \$13 million loan. MA regulations are lower than federal regulations. The Water Department is looking into who is responsible for PFAS with lawyers and the Board of Selectmen approved that also. They received a \$132,000 grant for some of the PFAS updates that they have done.

There is a hold on water approvals now. They are keeping track of new applications. They are looking at ways to conserve. Mr. Lambiase – they were earmarked another \$50,000 from Senator Keenan's office for water treatment. Mr. DiMarzio – asked if the Water Department could update the residents with notices placed at Town Hall, the Senior Center, Library, on a monthly basis.

Rick Collins, 74 Orange Street – asked how much water was tied up with projects that haven't broken ground yet. They are working on that. He also asked how unaccounted water would be addressed. It is usually about 10-12%, which could be small service leaks, large water main breaks, hydrant flushing.

The Board thanked Superintendent Cameron for attending the meeting and giving the update.

Public Announcement:

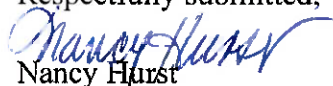
The 111th Annual Thanksgiving Football Game will be held between Abington and Whitman/Hanson at 10 a.m. here.

4. Town Manager Report

- Working on the FY24 budget, which will be submitted to the Selectmen on December 12th.
- Information will be on the website on Community Choice Power Supply Program with a link to Colonial Power and will be mailed out to residents as well.
- Suzanne Djusberg resigned from the COA, with her last day being November 18th. The position will be posted, and Amy Barrett will be appointed Acting COA Director.
- We received a check for \$70,199.09 as part of the National Opioid Settlement on behalf of Johnson & Johnson for the years '22-25. We will start receiving checks again in 2026 - \$3,541 until 2029, and \$4,508 until the program ends. There are restrictions on the funds. We will set up a committee for disbursement of the funds.
- Center School – there are two developers interested. They would be interested in both properties. This will be on an upcoming agenda for further discussion.
- We received an \$100,000 earmark for community development which can be used for completing goals on the master plan.

Motion to adjourn at 8:10 p.m. made by Mr. Chapin, seconded by Mr. Kolodziej, unanimous.

Respectfully submitted,


Nancy Hurst

BRIAN JOSEPH FAY

Brian Fay passed away on October 30, 2022, at the age of 58. Brian built a 40-year career in environmental services, travelling throughout the country restoring the devastation left behind by natural disasters. His most impactful job being his time spent at Ground Zero following the 9/11 terrorist attacks. Due to the elements he was exposed to there, Brian later developed interstitial lung disease that left him oxygen dependent. He received a life-saving double lung transplant in 2019 which gave him three more years with his family and friends. He was a proud member of the Knights of Columbus for 20 years and donated a lot of his time to the various causes and events run by the Knights. He enjoyed spending time with his family and friends and will be greatly missed by all who knew him.



Friday, December 2nd

Ugly Sweater Party Murder Mystery! 7 p.m. – 10:30 p.m.

"Caught Dead in an Ugly Sweater"

Hosted by the Abington Lions, American Legion Post 112 and the United Church of Christ
Abington American Legion, 1027 Washington St.

\$25 per person / Reservations Required / Contact: michelechristian819@yahoo.com

Cash only bar, desserts, scratch ticket raffle, 50/50 raffle and more! / Ugly sweater attire encouraged!

Saturday, December 3rd

Annual Holiday Greens and Craft Fair – 10 a.m. – 2 p.m.

Hosted by the Abington Garden Clubs / United Church of Christ, 10 Bedford St.

Abington Celebrates Christmas at Island Grove – 4 p.m. – 7 p.m. (FREE)

Hosted by Abington Celebrates Committee

Island Grove Park, 200 Park Avenue

Santa & Mrs. Claus in the Gingerbread Cabin, carolers, hayrides, refreshments, special holiday guests & more!

Dance demonstration at 5:30 p.m.

Lighting of the Bandstand at 6:15 p.m.

Sunday, December 4th

Pup Pics with Santa – 10 a.m. – 1 p.m.

Hosted by Friends of Abington Dog Park

The Gingerbread Cabin at Island Grove, 200 Park Avenue

\$20 each / All dogs must be on a leash

Christmas Ball Classic Bowling Tournament - 11 a.m. – 2 p.m.

Hosted by Abington News

Webster Timber Lanes, 460 Bedford St.

\$25 per person / Non-league category / Kids category

Register: webster.candlepin.com

Christmas Concert 4 p.m. – 5 p.m. (FREE)

Under the Direction of Katie Beckvold

Hosted by Abington Celebrates and Abington Summer Concerts Committees

United Church of Christ, 10 Bedford Street

***UCC Giving and Caring** - Opportunities to donate new toys throughout the weekend.*

Abington is "LIT" – Holiday Driving Tour

Tour kicks off December 1st through December 26th

Fan Favorite Award for best decorated location

Entrants send address and photo to abingtoncelebrates@gmail.com to be added to tour route

FY 2023 Classification Hearing

November 14, 2022

Town Budget Process:

- Every year, those present at our Annual Town Meeting vote to approve the upcoming budget figures.
- The money to fund the budget comes from multiple sources like local receipts/revenues and State Aid.
- The remaining money comes from the Levy.
- The Levy refers to the amount of money a community can raise through Real Estate and Personal Property Taxes.

To Clarify...

- The classification hearing does not change the amount of money which can be raised via the Levy.
- A split rate will not increase revenue for the town.
- A split rate shifts some of the tax burden from all residential properties onto all commercial, industrial, and personal property accounts.



The Tax Rates and Valuations:

- Since you need to raise a fixed levy amount, the valuations and tax rates move in opposite directions. If the total town value increases, the tax rate will decrease. If the total town value decreases, the tax rate will increase. However, if overrides, capital exclusions, or debt exclusions are approved (per Town Ballot), it is likely the tax rate will increase no matter what.

Outstanding Debt Schedule Overview

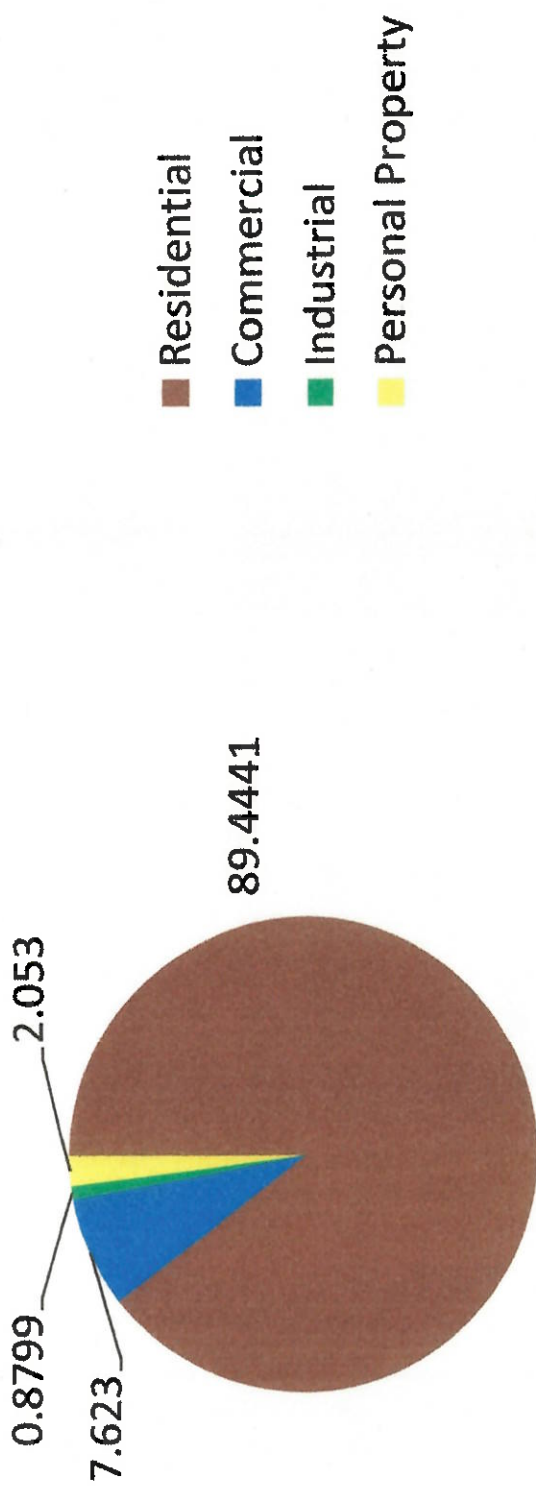
Ballot Vote Date	Purpose	Bond Issuance Date	FY 2022 Net Debt	FY 2023 Net Debt	Debt Completed / Removed
10/18/14	New Middle/High School	4/16/15	\$3,144,911	\$3,053,375	FY 2041
4/9/05	New Police Station	6/15/07	\$363,750	\$348,750	FY 2027
11/10/07	Senior Center Purchase	6/1/08	\$106,650	\$107,400	FY 2028
11/10/07	High School Windows & Doors	6/1/08	\$118,900	\$114,150	FY 2028
Grand Total			\$3,734,211	\$3,623,675	

The CPA:

- The CPA does not increase the tax rate, it is a separate surcharge (tax).
- It does not go towards the payment of your real estate tax bills, or the general fund.
- For FY 22, the town collected approximately \$473,153 in CPA funds.

Classification:

- The Board of Selectmen hold a Classification Hearing each year to determine if the Levy gets divided evenly via a single tax rate, or if the tax burden gets shifted between the classes.
- Here are the current class percentages:



Historical Class Percentages

FY	Res %	Comm %	Ind %	Pers Prop %
2006	87.53%	9.69	1.27	1.50
2008	86.59	10.58	1.19	1.62
2010	85.58	11.20	1.19	2.01
2012	85.43	11.26	1.18	2.11
2014	85.12	11.56	1.23	2.07
2016	86.23	10.68	0.99	2.08
2018	87.35	9.70	0.93	2.00
2020	88.55	8.69	0.83	1.91
2021	87.13	9.47	0.98	2.42
2022	88.38	8.37	0.91	2.33
2023	89.44	7.62	.88	2.05

LA-7 Shift

- Should the Selectmen choose to shift some of the burden to the CIP (commercial, industrial, personal property), the shift may not be more than 150% of the original burden.
- Given this restriction, our minimum residential share (with max shift) is **84.1662** and our maximum CIP share (with max shift) is **15.8339**

At the original limit, the share of the levy to be raised by each class would be as follows:

	Original % of share	Original Levy Share	Single Tax Rate
Residential	89.4441	36,554,054	14.22
CIP	10.5559	4,313,990	14.22

At the maximum allowable limit, the share of the levy to be raised by each class is as follows:

	Max Shift Share %	Max Shift Levy Share	Max Split Rates
Residential	84.1662	34,397,068	13.39
CIP	15.8339	6,470,984	21.34

FY 22 vs. FY 23

- **FY 22's tax rate is \$15.22**
- **FY 23's proposed tax rate is \$14.22**
- **This is a change of \$1.00**

Averages

- The current value of the average single-family home is: \$497,977
- This is an average increase of \$43,977
- The taxes would be: \$7,081.23
- Currently, 60.06% of all the single-family homes are valued at or below the average.
- The current value of the average commercial property is: \$972,800
- This is an average decrease of \$21,594
- The taxes would be: \$15,026.39
- Currently, 73.17% of all the commercial properties are valued under \$1,000,000

Impact of Tax Shifts

Shift	Res Tax	Res Rate	Res Diff.	Res % Change	Comm Tax	Comm Rate	Comm Diff.	Comm % Change
1.00	7,081.23	14.22			13,833.22	14.22		
1.05	7,041.39	14.14	-39.84	-0.56%	14,533.63	14.94	700.42	5.06%
1.10	7,001.56	14.06	-79.68	-1.13%	15,224.32	15.65	1,391.10	10.06%
1.15	6,956.74	13.97	-124.49	-1.76%	15,915.01	16.36	2,081.79	15.05%
1.20	6,916.90	13.89	-164.33	-2.32%	16,605.70	17.07	2,772.48	20.04%
1.25	6,872.08	13.80	-209.15	-2.95%	17,296.38	17.78	3,463.17	25.04%
1.30	6,832.24	13.72	-248.99	-3.52%	17,987.07	18.49	4,153.86	30.03%
1.35	6,792.41	13.64	-288.83	-4.08%	18,677.76	19.20	4,844.54	35.02%
1.40	6,747.59	13.55	-333.64	-4.71%	19,368.45	19.91	5,535.23	40.01%
1.45	6,707.75	13.47	-373.48	-5.27%	20,068.86	20.63	6,235.65	45.08%
1.50	6,667.91	13.39	-413.32	-5.84%	20,759.55	21.34	6,926.34	50.07%

As you can see, the highest shift would result in commercial paying approximately **50%** more in taxes, while residential parcels would save around **5.8%**.

Split-rate Information

- In FY2022, 108 (of our 351) communities had a split tax rate.
- 96.30% of those communities have split the tax rate for more than 10 years.
- 87.04% have split the tax rate for more than 20 years.
- 60.19% have split the rate for the last 41 years (with an average residential percentage of 78.3%)
- The average residential percentage for all of the split-rate communities is: 79.20%
- The average residential percentage for single-rate towns is 88.66%
- Of the 27 cities/towns in Plymouth County, 5 have a split rate.
- The average residential percentage of these 5 communities is 81.23%

Some final bits of information...

- When determining values, we are governed by DOR regulations. We must analyze qualified sales from the last full calendar year, and adjust accordingly. For Fiscal Year 2023's values, we must use sales from Calendar Year 2021. Property values get adjusted after the sales analysis each year.
- Property values are submitted to and certified by the Department of Revenue each year.
- Property values may change as a result of building permit visits, sales inspections, random selection, or the DOR requirement to visit the property at least once in a nine-year period.

In Closing,

- The Board of Assessors voted to recommend that the Board of Selectmen adopt a single tax rate.