

**TOWN OF HAMILTON
BOARD OF SELECTMEN
NOVEMBER 22, 2010**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, November 22, 2010 with William Bowler, Jennifer Scuteri, David Carey, Marc Johnson and Jeff Stinson present. Town Manager Michael Lombardo, Finance Director Deborah Nippes-Mena, Assessors Director Tina Zelano and the Board of Assessors also present.

Vote to appropriate Cemetery Funds

Jennifer Scuteri entertained a motion to appropriate \$40,000 from the Cemetery Perpetual Care fund for cemetery purposes. Marc Johnson so moved. William Bowler seconded the motion. VOTE: Unanimous.

Tax Classification Hearing

Discussion with Assessors on whether or not to adopt Open Space Discount, Residential Exemption, or Small Commercial Exemption to set FY2011 tax rate. As has been done in the past, these options were not adopted because they would create a disproportionate shift in the tax burden.

In Hamilton, 12% of property is tax-exempt and all chapter land is taxed at 25% of the property value.

The total property valuation in Hamilton for FY'11 is \$1,332,748,354. FY'11 property valuations are down so the tax rate will go up. Considering the available levy limit with new growth, the tax rate will increase in FY'11 to \$17.19 per \$1,000. This means the annual property tax bill for a median house value will go up by \$136, or 2.06%.

There are four communities in the Commonwealth that have higher tax rates than Hamilton. Tax rates are going up consistently statewide.

Middle and lower-valued properties in Town are holding their value while larger properties are experiencing lower values. This past fiscal year Hamilton had approximately 40 tax abatements.

Johnson moved that the Town not change the open space classification and tax rate. Jeff Stinson seconded the motion. VOTE: Unanimous.

Bowler moved that the Town not provide a residential exemption for FY2011. Johnson seconded the motion. VOTE: Unanimous.

Scuteri moved that the Town not adopt a small commercial exemption for FY2011. Stinson seconded the motion. VOTE: Unanimous.

Scuteri moved that the Town of Hamilton adopt a single, residential classification tax rate for FY'11. Stinson seconded the motion. VOTE: Unanimous.

Scuteri asked Assessors to come back and report on data that compares average assessed home values and tax rates for other communities to Hamilton's.

Update on Selectmen coffee

Discussion was on maximizing effectiveness of Selectmen coffee hours to reach larger group of residents.

Accept Minutes: Regular Session: November 15th

David Carey entertained a motion to approve the November 15, 2010 Board of Selectmen regular session minutes. Scuteri so moved. Bowler seconded the motion. VOTE: 3-0-2. Carey and Johnson abstained since they did not attend.

Other business – schedule next BOS meeting

Discussion was on applications being accepted for Affordable Housing Trust board. The next Board of Selectmen meeting will be held on December 6, 2010.

Scuteri entertained a motion to adjourn at 7:50 p.m. Bowler so moved. Stinson seconded motion. The roll call vote was unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____

Clerk