



**TOWN OF KINGSTON**  
**Office of the Board of Assessors**  
**Town House**  
**26 Evergreen Street**  
**Kingston, Massachusetts 02364**  
**781-585-0509**  
[www.kingstonmass.org](http://www.kingstonmass.org)

**Board of Assessors**  
Michael Martin, Chairman  
Scott DeSantis  
Andrew P. MacInnis

**Assistant Assessor**  
Maureen Clarke, MAA

**ASSESSOR MEETING MINUTES**

**Room 203/Zoom Meeting**

**March 22, 2022 – 4:30 PM**

Disclosure: these minutes are not verbatim – they are the preparer's interpretation of what took place at the meeting.

**Meeting Attendees:**

Board Members: Michael Martin, Andrew MacInnis, Scott DeSantis

Assistant Assessor: Maureen Clarke

Administrative Assessor: Tara Bulman

Finance Director/Town Accountant: Carol McCoy

**Call to open meeting by Michael at 4:33 PM.**

**Review, Sign, and Discuss**

- Bills
- Review & Vote on Proposed Veteran Work Off Program – See document below
- Overlay surplus discussion
- Discussion of Personal Property bill with owner

**Bills:**

There were no bills presented for approval during this meeting.

**Review & vote on proposed Veteran work off program:**

Board members were presented with proposed acceptance of Chapter 59 § 5N, Reduction of Property Tax Obligation of Veteran in Exchange for Volunteer services. Maureen reviewed the state statute and discussed the difference between Veteran Exemption and Veteran work off program. Motion made by Andy to recommend Veteran volunteer program, not to exceed Senior work off monetary cap of \$750 and allowing an approved representative for persons physically unable to provide such services to the city or town. Second by Michael. All in favor, 3 – 0 – 0.

Carol McCoy, Town Accountant/Finance Director, advised board members that \$25,000 - \$30,000 from overlay to cover anticipated work off expenses will be needed. Motion by Scott to recommend \$20,000 from overlay. Second by Andy. All in favor, 3 – 0 – 0.

**Overlay Surplus Discussion:**

Carol McCoy, Town Accountant/Finance Director, requested \$100,000 be transferred from overlay to overlay surplus based on the anticipated need in town budget. Motion made by Scott to not transfer funds to overlay surplus. Second by Andy. All in favor, 3 - 0 - 0.

**Discussion of Personal Property bill with owner:**

Steve Wrightington, owner of No Fear Landscaping, was in attendance and asked board members to discuss his personal property assessments with his father, Kevin Wrightington. Mr. Wrightington states the values listed on the business personal property tax sheet are not accurate. Maureen reviewed the departments responsibility of estimating values when personal property owners fail to furnish a Form of List and refuse inspection. Andy reviewed personal property Massachusetts standards regulating annual filing requirements, filing deadlines, disclosure, and penalties with Wrightington. Scott scheduled a property inspection of the business to verify accuracy for future bills. Wrightington was referred to the collector to verify outstanding balances if applicable.

**Motion to adjourn:** Motion was made by Mike at 5:22 pm to adjourn to executive session and not return to open session. All in favor.




**Documents:**

- Review & Vote on Proposed Veteran Work Off Program -
  - General Law - Part I, Title IX, Chapter 59, Section 5N

Respectfully submitted  
TB

Date: 4/12/22

Board Member Signatures:

  
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Tel: 781-585-0509

**ASSESSOR MEETING MINUTES**  
**TOWN HALL**  
**March 22, 2022**  
**EXECUTIVE SESSION**

Disclosure: these minutes are not verbatim – they are the preparer’s interpretation of what took place at the meeting.

**Meeting Attendees:**

Board Members: Michael Martin, Andrew MacInnis, Scott DeSantis  
 Assistant Assessor: Maureen Clarke  
 Administrative Assessors: Tara Bulman

**Call to open Executive Session by Andy MacInnis at 5:24 PM.**

**Abatement Discussion with Applicant:**

Mr. Kevin Wrightington, owner of Wrightington Gas Inc, was in attendance to discuss the denial of abatement application #104. Mr. Wrightington stated that he should not be responsible for the personal property tax of leased equipment. Wrightington Gas, Inc abatement application was reviewed, along with the equipment lease information and Massachusetts Assessment of Local Tax General Law stating that the lessor of personal property that may become property of the lessee at the end of the lease for a nominal fee is subject to taxation. Mr. Wrightington was advised of filing with the Appellate Tax Board if he would like further investigation.

**Review and vote on Real Estate and Personal Property Abatement applications under MGL Chapter 59, § 59:**

Real Estate:

Property Address	Application #	Grant/Deny	Vote	Value Amount
• 102 Summer St	23	Grant	3 - 0 - 0	\$729.00

**Review and vote on exemption applications under MGL Chapter 59 § 5:**

The board was presented with Veteran, Senior and Blind Exemption applications as follows:

- Motion to approve (2) 22a Veteran Exemptions as noted by Michael. All in favor. 3 - 0 - 0.
- Motion to approve (1) 17D Senior Exemption as noted by Michael. All in favor. 3 - 0 - 0.
- Motion to approve (2) CPA Exemption as noted by Michael. All in favor. 3 - 0 - 0.

\*Applicant numbers are provided in supporting document section.

*Motion was made to approve minutes and not release until all abatement applications have been decisioned and processed. Motion was made giving authorization to post prior executive minutes after 90 days unless topics were still pending.*

Motion to adjourn by Michael at 5:48 p.m. Second by Andy. All in favor.

Respectfully submitted:

TB

**Documents:**

**Exemption Application Numbers:**

- Veteran Exemption 22a approval: 18,41
- Senior Exemption 17D approval: 3
- CPA Exemption approval: 11,12

Date: 4/12/20

Board Member Signatures:



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