



NATICK BOARD OF SELECTMEN
AGENDA
Edward H. Dlott Meeting Room
Tuesday, November 13, 2018
6:00 PM

Agenda Posted Thursday, 11/8/18 at 5:49 PM; Agenda Revised Tuesday, 11/13/18 at 10:15 AM to reflect information as posted in Public Hearing Notices

(Times listed are approximate. Agenda items will be addressed in an order determined by the Chair.)

1. 6:00 PM OPEN SESSION

Call to Order

Roll Call Vote to Enter Executive Session

2. EXECUTIVE SESSION

This portion of the meeting is not open to the public.

- A. Purpose 6: To consider the purchase of real property where discussion in an open meeting would have a detrimental effect on the negotiating position of the Town: Winona Farm
- B. Purpose 3-To discuss strategy with respect to litigation where discussion in open session could be detrimental to the Town's position:
 - a. Opioid Litigation - Atty. Broggia, Scott + Scott
 - b. Kurtin, et al v. Natick Planning Board, et al, 18-MISC-00456 (Land Court)
 - c. E.L. Harvey

3. 7:30 PM RECONVENE OPEN SESSION

4. ANNOUNCEMENTS

- A. Small Business Saturday Proclamation

5. CITIZENS' CONCERNS

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.

6. 7:45 PM REQUESTED ACTION

- A. Barbara Shenker: Interview for Three-Year Appointment to the Historic Commission and/or Historical District Commission (Terms Expire 6/30/2021)

- B. Donna Maciel: Request for Water Abatement
- C. Public Hearing: Change of Address from 1225 Worcester St. to 1 Superior Drive and 3 Superior Drive
- D. Public Hearing: Change of Address from 1284R Worcester St. to 33 Strathmore Rd.
- E. Police Chief: Approve Provisional Appointment of Police Sergeant - Officer Scott Lacerra
- F. Public Hearing: Fiscal 2019 Property Tax Classification
- G. Treasurer: Establish Useful Life for Equipment in Anticipation of Borrowing

7. 9:45 PM BOARD OF SELECTMEN UPDATES

- A. Status Update: Acquisition of 22 Pleasant Street

8. 10:00 PM DISCUSSION AND DECISION

- A. Review and Establish Parking Permit Fees
- B. Appointment of Temporary Treasurer

9. SELECTMEN SUBCOMMITTEE/LIAISON UPDATES

10. CONSENT AGENDA

- A. Approve Free Two-Hour Holiday Parking/Bagging of Meters: Natick Center Associates
- B. Reappoint Brian Fay to the Mathworks Scholarship Committee
- C. Approve Town Common Request: Chabad Center of Natick Menorah - 11/28/18-12/13/18
- D. Approve Town Common Request: Natick is United Vigil - 11/19/18, 6:30 pm-8:30 pm
- E. Approve Town Common Request: St. Patrick's Church - Display Christmas Creche 12/10/18-1/7/19

11. TOWN ADMINISTRATOR NOTES

12. SELECTMEN'S CONCERNS

13. CORRESPONDENCE

- A. Correspondence

14. ADJOURNMENT

NEXT MEETING DATES: Monday, 11/26; Monday, 12/10; Monday, 12/17

Agenda posted in accordance with Provisions of M.G.L. Chapter 30, Sections 18-25

Meeting recorded by Natick Pegasus

ITEM TITLE: Small Business Saturday Proclamation
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Proclamation	11/8/2018	Cover Memo



Amy K. Mistrot, Chair
Susan G. Salamoff, Vice Chair
Michael J. Hickey, Jr., Clerk
Jonathan H. Freedman
Richard P. Jennett, Jr.



Proclamation



Whereas, the government of Natick, Massachusetts, celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 30.2 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 65.9 percent of net new jobs created from 2000 to 2017, and

Whereas, small businesses employ 47.5 percent of the employees in the private sector in the United States; and

Whereas, 90% of consumers in the United States say Small Business Saturday has had a positive impact on their community; and

Whereas, 89% of consumers who are aware of Small Business Saturday said the day encourages them to Shop Small all year long; and

Whereas, 73 percent of consumers who reportedly Shopped Small at independently-owned retailers and restaurants on Small Business Saturday did so with friends or family; and

Whereas, the most reported reason for consumers aware of the day to shop and dine at small, independently-owned businesses was to support their community (64 percent); and

Whereas, the Town of Natick, Massachusetts supports local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday;

Now, therefore, the Natick Board of Selectmen hereby proclaims November 24, 2018 as

Small Business Saturday

And urges the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Amy K. Mistrot, Chair
Susan G. Salamoff, Vice Chair
Michael J. Hickey, Jr., Clerk

Jonathan H. Freedman
Richard P. Jennett, Jr.

ITEM TITLE: Barbara Shenker: Interview for Three-Year Appointment to the Historic Commission and/or Historical District Commission (Terms Expire 6/30/2021)

ITEM SUMMARY:


ATTACHMENTS:

Description	Upload Date	Type
Historical Commission Packet	11/8/2018	Cover Memo
Historic District Commission Packet	11/8/2018	Cover Memo
Barbara Shenker Application & Resume	11/8/2018	Cover Memo




HISTORICAL COMMISSION


BOARD DETAILS




OVERVIEW



SIZE 10 Seats



TERM LENGTH 36 Months



TERM LIMIT

Chapter 40, Section 8D. A city or town which accepts this section may establish an historical commission, hereinafter called the commission, for the preservation, protection and development of the historical or archeological assets of such city or town. Such commission shall conduct researches for places of historic or archeological value, shall cooperate with the state archeologist in conducting such researches or other surveys, and shall seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work.



DETAILS

ENACTING RESOLUTION

ENACTING RESOLUTION
WEBSITE



BOARD ROSTER



SALVATORE A ALESSI

2nd Term Jul 01, 2018 - Jun 30, 2021

Appointing Authority Board of Selectmen
Position Member



STEVE EVERS

10th Term Jul 01, 2018 - Jun 30, 2021

Appointing Authority Board of Selectmen
Position Chair



VIRGINIA LYSTER

8th Term Jul 01, 2016 - Jun 30, 2019

Appointing Authority Board of Selectmen
Position Member



NATHANIEL J. SHEIDLEY

1st Term Aug 09, 2016 - Jun 30, 2019

Appointing Authority Board of Selectmen
Position Member



MAUREEN L SULLIVAN

7th Term Jul 01, 2017 - Jun 30, 2020

Appointing Authority Board of Selectmen
Position Member



VINCENT VITTORIA

1st Term Jul 01, 2016 - Jun 30, 2019

Appointing Authority Board of Selectmen
Position Member



VACANCY



VACANCY



VACANCY




VACANCY




HISTORIC DISTRICT COMMISSION


BOARD DETAILS




OVERVIEW



SIZE 10 Seats



TERM LENGTH 36 Months



TERM LIMIT

The Historic District Act, Chapter 40C, of the Massachusetts General Laws was established in 1960 and was amended in 1975. Under the authority of this statute, Natick established its own Historic District Commission in 1974 with the concurrent establishment of the original John Eliot Historic District (plan dated 8/22/73) in South Natick. By 1979, Article 26 was passed expanding the John Eliot Historic District to its current plan (dated 8/28/75 and revised 3/1/76) and adding the Henry Wilson Historic District (plan dated 8/10/77 and revised 11/8/77) in Natick Center.



DETAILS

ENACTING RESOLUTION

ENACTING RESOLUTION
WEBSITE



HISTORIC DISTRICT COMMISSION

BOARD ROSTER



MICHAEL COLLINS

10th Term Jul 01, 2017 - Jun 30, 2020

Appointing Authority Board of Selectmen
Position Chair



SUSANA FERNANDES

1st Term Jul 12, 2016 - Jun 30, 2019

Appointing Authority Board of Selectmen
Position Member



JEANNINE FURRER

8th Term Jul 01, 2016 - Jun 30, 2019

Appointing Authority Board of Selectmen
Position Member



MATTHEW LABRIE

2nd Term Jul 16, 2012 - Jun 30, 2018

Appointing Authority Board of Selectmen
Position Member



CHRISTOPHER MILFORD

6th Term Jul 01, 2018 - Jun 30, 2021

Appointing Authority Board of Selectmen
Position Member



NANCY NOTTONSON

1st Term Jul 26, 2016 - Jun 30, 2019

Appointing Authority Board of Selectmen
Position Member



MELISSA SULLIVAN

1st Term Oct 30, 2017 - Jun 30, 2020

Appointing Authority Board of Selectmen
Position Member



VACANCY

Position Alternate Member



VACANCY

Position Alternate Member



VACANCY

Position Member

Profile

Barbara

First Name

Shenker

Last Name

barbshenk@aol.com

Email Address

16 Walden Drive, Unit 18

Street Address

Suite or Apt

Natick

City

MA

State

01760

Postal Code

What district do you live in? *☒ Precinct 3

Home: (508) 655-6641

Primary Phone

Home: (617) 791-6373

Alternate Phone

retired

Employer

Job Title

Which Boards would you like to apply for?

Historical Commission: Submitted

Historic District Commission: Submitted

Are you a registered voter in the Town of Natick?☒ Yes ☐ No

Have you ever attended a Natick town meeting?☐ Yes ☒ No

Have you ever served on a board, committee, or commission in the Town of Natick?☒ Yes ☐ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

I was a member of the Cultural Council for 6 years and chaired the council for 2 yearw.

Interests & Experiences

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

I am interested in Natick's history and its historic architecture. For more than 5 years I was the Chief Development Officer at the Boston Architectural College where I attended classes in Historic Preservation.

Are you a graduate of the Natick Community Services Citizen's Leadership Academy?

☐ Yes ☒ No

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

Advancement, strategic planning, volunteer recruitment and training, meeting planning and facilitation.

Please list any professional affiliations.

Former trustee, Women In Development of Greater Boston; former member of Association of Fundraising of Fundraising Professionals.

Let us know what other specialized interests or hobbies you might have.

Reading historical and contemporary fiction.

[6.20.18_updated_resume.docx](#)

Upload a Resume

BARBARA SHENKER
16 Walden Drive, Unit 18
Natick MA 01760
617 791-6373 barbshenk@aol.com

A seasoned advancement professional with 25+ years of experience in all aspects of fundraising and management with expertise in Capital Campaign Planning and Execution, Major Gifts, Annual Fund, Event Management, Volunteer Management, Budgeting, Grant Writing, Staffing and training offering consulting services on a short-term, contract or per diem basis to small/mid-size non-profit organizations and educational institutions.

Director of Development - September 2012 - July 2018
Jackson Walnut Park Schools, Newton MA

An independent, Catholic early childhood and elementary school sponsored by the Sisters of St. Joseph.

Challenges: Meet annual fundraising goals set by a 15-member board of trustees, and annual budget goal of \$500,000+ and a capital campaign goal of \$3,000,000.

Achievements

- Partnered with the President to plan and launch the school's first Capital Campaign, Building Our Future by: writing a case statement; creating prospective gift charts, identifying early prospects, recruiting volunteer hosts for cultivation events and making and closing "asks" up to \$50,000.
- Raised \$1,800,000 in the first 13 months of the 24-36-month campaign.
- Partnered with the President on the management of a Capital Campaign Committee; recruited 6 volunteer hosts for gatherings to steward capital donors.
- Developed a system to work with donors and the JWP Finance Office to manage and monitor pledge payment schedules of individual donors.
- Developed a staffing structure and recruited and trained a parent volunteer JWP Fund (Annual) Committee to promote the understanding and growth of philanthropy on the JWP Campus resulting in increasing annual giving revenues from \$90,000 to \$193,000.
- Worked with the Associate Director of Development and parent volunteers to increase the revenues generated by an annual Auction & Gala from \$135,000 to \$210,000.
- Created new event sponsorship and advertising programs for the Auction & Gala to support event income growth.
- Managed all income/expense budgets, venue, auctioneer, musicians and software contracts for off-campus events.
- Partnered with colleagues in admissions and school leadership to steward key parent/donor relationships.
- Developed deeper community relationships through activities sponsored by the Newton Needham Chamber of Commerce.

Director of Development - August 2010 - July 2012 **Easter Seals of Massachusetts**

A state-wide organization offering programs to support families and individuals with disabilities

Challenges: Recruit, hire and mentor 5 new staff members for the Advancement Department; evaluate advancement operations, database management and gift processing; evaluation statewide "Walk With Me" events; develop new sponsorship opportunities and manage Walk With Me volunteer leadership.

Achievements

- Increased "Walk With Me" corporate support and team revenues from \$220,000 to \$279,000
- Managed 3 community committees: Boston, Worcester and Springfield and 3 community kick-off events and managed all "Walk With Me" logistics.
- Renewed 100% of personal gifts from past "Walk Campaign" volunteers and identified and closed 3 new \$5,000+ gifts from new team leadership.
- Developed and orientation training plan for 5 new staff members.
- Streamlined advancement operation, database management and gift processing.

Director of Development - April 2007- June 2010 **hopeFound**

A homeless service organization co-founded by Kitty Dukakis to provide, shelter, addiction treatment and employment services to homeless men and women in concert with the City of Boston and peer organization and ultimately merging with the Pine Street Inn.

Challenges: Collaborate with the President, CFO and Board of Trustees to develop a professional level advancement effort to manage a corps of 400 volunteers supporting shelter services and raise funds through annual appeals, an annual gala, a new women's breakfast event and support a volunteer committee responsible for a successful, annual golf tournament, dinner and silent auction.

Achievement

- Hired and mentored a development assistant, a volunteer coordinator and grant writer.
- Collaborated with organization and board leadership to manage all new brand materials, the development of a new website while working with shelter guests and a videographer to create a promotional video.
- Increased giving from major donors and closed gifts from 5 new individual and corporate donors making gifts of \$5,000 to \$25,000.
- Launched the Women and Wellness Breakfast for the benefit of the Kitty Dukakis Treatment Center for Women exceeding the \$50,000 fundraising goal in its first year.
- Increased the revenue from an annual gala from \$40,000 to \$120,000 while reducing expenses.
- Established the hopeFound Hero Annual Volunteer Appreciation event to steward the 400 volunteers supporting shelter services.

Director of Development - April 2005 - April 2007**Women's Lunch Place**

A day shelter for homeless women located on Boston's Newbury St. providing breakfast, lunch, counselling and on-site basic healthcare services daily to more than 150 services.

Challenges: Oversight and responsibility of insuring the funding of a 1.7-2-million-dollar budget from a portfolio of individual donors with gifts of \$1,000 to \$100,000 and institutional funders providing \$400,000 to \$500,000 in gifts annually.

Achievements

- Stewarded existing donors of \$1000+ to insure high renewal rates and launched a \$200,000 Spring Matching Gift Challenge to lapsed donors resulting in annual increases of 20% from individual donors.
- Identified new institutional funders of \$25,000 and working with a grant writer to close new gifts.

Director of Development - September 2001- March 2005**Boston Architectural College**

An accredited design school offering undergraduate and graduate degrees in architecture, interior design and design studies.

Challenges: Manage annual fund, alumni affairs, major gift and alumni committees and a signature public event, the Cascieri Annual Lecture Series

Achievements

- Increased annual giving revenues from \$100,000 to \$350,000.
- Closed scholarship gifts at the \$5,000, \$25,000 and \$50,000 levels
- Collaborated with the President Ted Landsmark to close a \$1,000,000 gift.
- Acquired the sculpture and art collection of the late Dean Casieri along with an endowment of \$200,000.

Early Career Positions**Senior Major Gift Office - September 1996 - September 2001****Aids Action Committee of MA****Field Manager, Greater Boston Division - January 1990 - August 1996****American Heart Association, MA Affiliate****Education**

University of St. Joseph, BA English; University of VT, Fellowship, Elizabethan Arts and Literature; Assumption College, graduate coursework; Boston Architectural College, coursework in historic preservation and interior design.

Volunteer Positions

Natick Cultural Council Chair, 2011/13; Women in Development of Greater Boston Board of Trustees, AFP Conference Presenter, 2007 and 2009; The Center for the Arts at Natick, volunteer.

a

ITEM TITLE: Donna Maciel: Request for Water Abatement
ITEM SUMMARY:

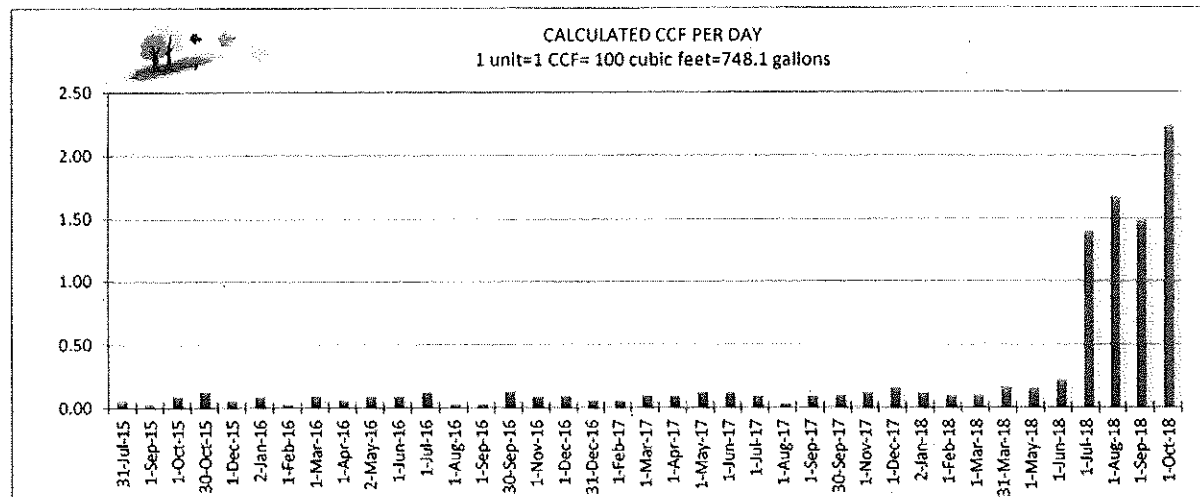
ATTACHMENTS:

Description	Upload Date	Type
Water Usage	11/8/2018	Cover Memo

Account	MIU	RATE	meter	Name	Address
3255690	1482502434	1115	52032570	MACIEL DONNA	34 SIENNA LN

Read Date	Reading	UNITS USED	DAYS	CCF PER DAY	CCF BASED ON 90 DAYS
31-Jul-15	218	2	30	0.07	6
1-Sep-15	219	1	32	0.03	3
1-Oct-15	222	3	30	0.10	9
30-Oct-15	226	4	29	0.14	12
1-Dec-15	228	2	32	0.06	6
2-Jan-16	231	3	32	0.09	8
1-Feb-16	232	1	30	0.03	3
1-Mar-16	235	3	29	0.10	9
1-Apr-16	237	2	31	0.06	6
2-May-16	240	3	31	0.10	9
1-Jun-16	243	3	30	0.10	9
1-Jul-16	247	4	30	0.13	12
1-Aug-16	248	1	31	0.03	3
1-Sep-16	249	1	31	0.03	3
30-Sep-16	253	4	29	0.14	12
1-Nov-16	256	3	32	0.09	8
1-Dec-16	259	3	30	0.10	9
31-Dec-16	261	2	30	0.07	6
1-Feb-17	263	2	32	0.06	6
1-Mar-17	266	3	28	0.11	10
1-Apr-17	269	3	31	0.10	9
1-May-17	273	4	30	0.13	12
1-Jun-17	277	4	31	0.13	12
1-Jul-17	280	3	30	0.10	9
1-Aug-17	281	1	31	0.03	3
1-Sep-17	284	3	31	0.10	9
30-Sep-17	287	3	29	0.10	9
1-Nov-17	291	4	32	0.13	11
1-Dec-17	296	5	30	0.17	15
2-Jan-18	300	4	32	0.13	11
1-Feb-18	303	3	30	0.10	9
1-Mar-18	306	3	28	0.11	10
31-Mar-18	311	5	30	0.17	15
1-May-18	316	5	31	0.16	15
1-Jun-18	323	7	31	0.23	20
1-Jul-18	365	42	30	1.40	126
1-Aug-18	417	52	31	1.68	151
1-Sep-18	463	46	31	1.48	134
1-Oct-18	530	67	30	2.23	201

140



DIST. 3 LAST BILL 140
LAST BILL READ 1-Sep-18

Potential use based on current read 201

508 981 5977

140

ARSENEAULT PLUMBING

License #: PL33986-J

15 Sycamore Road
Shrewsbury, MA 01545
508-981-5977

DATE: October 6, 2018

Invoice # 18-0631

TO:

Donna Maclel
34 Sienna Lane
Natick, MA

Phone

DESCRIPTION:

REPLACE TWO DEFECTIVE TOILET FLAPPERS

Amount Paid

\$150

Thank you for choosing Arseneault Plumbing. Your business and satisfaction are important to us.

ITEM TITLE: Public Hearing: Change of Address from 1225 Worcester St. to 1 Superior Drive and 3 Superior Drive

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing Notice	11/8/2018	Cover Memo
Safety Committee Recommendations May-October 2018	11/8/2018	Cover Memo

November 2, 2018

LEGAL NOTICE
PUBLIC HEARING
BOARD OF SELECTMEN
TOWN OF NATICK

CHANGE OF ADDRESS

The Board of Selectmen will conduct a public hearing on Tuesday, November 13, 2018, 7:00 p.m., Natick Town Hall, Edward H. Dlott Meeting Room, 13 East Central Street, Natick, MA regarding a change of address from 1225 Worcester Street to 1 Superior Drive (Marriott Hotel) and 3 Superior Drive (65+ Residence Building).

Anyone interested in commenting on this matter is asked to attend the above mentioned hearing.

A handwritten signature in black ink, appearing to read "Michael J. Hickey, Jr.", with a stylized, cursive script.

Michael J. Hickey, Jr., Clerk



TOWN OF NATICK
SAFETY COMMITTEE RECOMMENDATIONS
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 23A-23C

NATICK POLICE DEPARTMENT SAFETY COMMITTEE
MAY – OCTOBER 2018

AGENDA ITEM	RECOMMENDATION	DATE
Request to add Street Lights to Existing poles on Fox Hill Drive.	Committee VOTED to recommend to Board of Selectmen to add street lights to existing poles (# Lt Lauzon to get Pole Numbers)	June 12, 2018
Request to change address from 1284R Worcester Street to 33 Strathmore Road.	Committee VOTED to recommend to Board of Selectmen to hold a Public Hearing to change address from 1284R Worcester Street to 33 Strathmore Road).	June 12, 2018
Request to Change Address from 1225 Worcester Road to 1 & 3 Superior Drive.	Committee VOTED to recommend to Board of Selectmen Committee to hold Public Hearing to change address from 1225 Worcester Road to 1 Superior Drive (Marriott Hotel) and 3 Superior Drive (65+ Residence Building).	October 2, 2018
Request to eliminate an address of 15 High Street	Committee VOTED to recommend to Board of Selectmen to eliminate address of 15 High Street. Home was previously a two family with two addresses 76 Pond Street and 15 High Street, residence is now a single family home with distinctive front door on Pond Street.	October 2, 2018

AGENDA ITEM	RECOMMENDATION	DATE
Request to erect "NOT A THRU WAY" sign on Union Ave at Broads Ave.	Committee VOTED to recommend to Board of Selectmen to add NOT A THRU WAY sign on top of street sign to notify motorists that Broads Ave is not a through way.	October 2, 2018
Request to erect MUTCD STOP bar, STOP Sign and stenciled STOP	<p>Committee VOTED to recommend to Board of Selectmen to erect MUTCD approved STOP Bar, STOP Sign and stenciled STOP at the following locations:</p> <ul style="list-style-type: none"> • Southern End of Mainstone Road at Commonwealth Road • Indian Rock Road at Commonwealth Road • Saddle Brook Road at Commonwealth Road 	October 2, 2018
Request to erect a "Deaf Child" sign in vicinity of 28 Bradford Street	Committee VOTED to recommend to Board of Selectmen to erect MUTCD approved sign in the vicinity of 28 Bradford Road in both directions alerting motorists of Deaf Child in area.	October 2, 2018
Request to Restrict Parking on School Street Extension.	Committee VOTED to recommend to Board of Selectmen to Restrict Parking on the west side of School Street Extension from East Street to 15 School Street Extension.	October 2, 2018

ITEM TITLE: Public Hearing: Change of Address from 1284R Worcester St. to 33 Strathmore Rd.
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing Notice	11/8/2018	Cover Memo
Safety Committee Recommendations May-October 2018	11/8/2018	Cover Memo
Memo-HC Atlantic Development LP	11/8/2018	Cover Memo

November 2, 2018

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Michael J. Hickey, Jr., Clerk



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To: Town of Natick
From: HC Atlantic Development LP
RE: Proposed Address Change for Metroworks LLC

November 5, 2018

We are currently in the process of renovating the vacant space (previously occupied by the old Boston Sports Club) in Sherwood Plaza East for Metroworks LLC. Metroworks LLC is a locally owned and operated coworking business providing professional shared office space and amenities for small businesses, mobile and home-based workers needing office space and services. During the process of meeting various contractors and potential business partners we realized that the address of Worcester Street is both confusing and problematic. We are proposing a change of address from Worcester Street to Strathmore Road which, after lengthy discussion with various stakeholders, we feel will greatly improve ingress and egress access, parking lot and user efficiency and enhance public safety access to proper entry for this space.

The primary entrance to the space is accessed from the rear of Sherwood Plaza East via the Strathmore road entrance to the back of the buildings. When referencing this location as 1284R Worcester Street GPS navigation software and people (including deliveries, guests and anyone else new to the area) naturally drive across the front of the plaza. Unable to locate either the business or any door with 1284R, they are confused and assume an incorrect address. Utilizing 1284R (to indicate Rear) is not adequate as we noticed only the rare visitor to the space over the past few months arrived without phone calls to clarify the location.

By adjusting the address for this specific space we would also greatly improve public safety access. Any first responder heading to the new Metroworks offices would want access to the main doors, elevator room, knox-box and fire panel - all located via the rear entrance to the space, most readily accessed via the Strathmore Road entrance.

In addition to the above, by publicizing this address for the business we can decrease traffic flow in the busier shopping center front lot and have all vehicle traffic routed directly behind the stores to the open parking area adjacent to the main entrance. A wayfinding sign is also planned for the rear parking area indicating that people looking for the business should enter at that location.

See the table on the next page identifying other addresses adjacent to the space and a map showing the roadways, buildings, wayfinding sign location and parking areas nearby.

List of Addresses in the Area:

Minuteman Library Network	10	Strathmore Rd
Zdorovie Adult Day Health Center	17	Strathmore Rd
Coffee Pond	19	Strathmore Rd
Natick Urgent Care	4	Mercer Rd
VcanBio	21	Strathmore Rd
ABI-LAB2 (new building address)	22	Strathmore Rd
Delsys Inc.	23	Strathmore Rd
ABI-LAB	27	Strathmore Rd
Parking Lot / Strathmore	29	Strathmore Rd
Fanara's Barber Shop	30	Strathmore Rd
Proposed - Metroworks LLC	33	Strathmore Rd
Big Picture	1290	Worcester St
The Tile Shop	1290A	Worcester St
David's Bridal	1288	Worcester St
ULTA	1286	Worcester St
--- old Boston Sports Club ---	1284	Worcester St
Minado Restaurant	1282	Worcester St
Seasonal Specialties	1278	Worcester St
Flooring America	1276B	Worcester St
Town Fair Tire	1276	Worcester St
Moe's Southwest Grill	1274	Worcester St

Page 3 - Map of surrounding area and notes regarding relevant street numbers



ITEM TITLE: Police Chief: Approve Provisional Appointment of Police Sergeant - Officer Scott Lacerra

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo from Chief Hicks	11/8/2018	Cover Memo

TOWN OF NATICK

NATICK, MASSACHUSETTS 01760



POLICE DEPARTMENT

James G. Hicks, Chief of Police

20 East Central Street

Natick, MA 01760

Phone: 508-647-9511

Fax: 508-647-9509

Interoffice Memorandum

Date: November 5, 2018

To: Amy Mistrot, Chair Board of Selectmen

From: James G. Hicks, Chief of Police

RE: Provisional Sergeant

If you recall I approached the Board of Selectmen several months ago with discussions related to promoting a Provisional Sergeant in order to fill temporary vacancies due to extended illness, military assignment and personnel decisions. We have been able to work our way through many of these situations and these supervisors have returned. However, we do have one position I wish to fill.

I request that as Appointing Authority for the Natick Police Department that you would approve the Provisional Appointment of Officer Scott Lacerra to Police Sergeant. This appointment is Provisional as we do not have an active list. Upon establishment of an active list this appointment would be voided.

It there are any questions I would be happy to answer them.

Respectfully,

A handwritten signature in blue ink, appearing to read "James G. Hicks".

James G. Hicks
Chief of Police

cc: Melissa Malone
Lt. Fitzpatrick
Lt. Rossi

ITEM TITLE: Public Hearing: Fiscal 2019 Property Tax Classification
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing Notice	11/8/2018	Cover Memo
FY2019 Classification	11/9/2018	Cover Memo
Material from Jan Dangelo	11/8/2018	Cover Memo
Memo from Jan Dangelo	11/9/2018	Cover Memo
J. Dangelo additional materials	11/9/2018	Cover Memo
Split Tax Rate-Bob Caplin	11/8/2018	Cover Memo
Comments-Bob Caplin	11/13/2018	Cover Memo

LEGAL NOTICE
TOWN OF NATICK
BOARD OF SELECTMEN

In accordance with the requirements of Massachusetts General Laws Chapter 40, Section 56, the Board of Selectmen will hold a Fiscal 2019 Property Tax Classification Hearing on Tuesday, November 13, 2018 at 7:00 p.m. in the Edward H. Dlott Meeting Room, Natick Town Hall, located at 13 East Central Street, Natick, Massachusetts.

The purpose of the public hearing is to consider the percentage(s) of the FY2019 tax levy to be borne by each class of taxable real and personal property.

All persons interested in this determination may appear and be heard at the time and place mentioned above. Anyone who would like to submit written comments should submit those comments to the Board of Selectmen, 13 East Central Street, Natick, MA 01760 (fax 508 647-6401) or Selectmen@natickma.org no later than noon on Wednesday, November 7, 2018.

Michael J. Hickey, Jr., Clerk

Fiscal Year 2019 Tax Classification Hearing

Jan Dangelo, MAA
Director of Assessing

Eric Henderson, MAA, CAE
Assistant Assessor

November 13, 2018

Fiscal Year 2019

Tax Classification Hearing

This is the process we will discuss this evening:

The Selectmen will be asked to **vote on Classification**, which is splitting the tax rate.

We will also provide information about the residential and commercial exemptions.

We will advise you of the Excess Levy Capacity

And we will present additional information including:

- Property Assessment Review

- New Growth

- Projected Taxes and Potential Impact of a Split Rate

Fiscal Year 2019

Tax Classification Hearing

First, I would like to go over some **Commonly Used Terms**:

NEW GROWTH: Additions to the tax base from new construction and property improvements.

LEVY: Revenue raised through property taxes

LEVY LIMIT : Maximum dollar amount a Town can raise in a fiscal year.
(Prior years Levy + 2 ½% + New Growth + Debt Exclusion)

EXCESS LEVY CAPACITY: Difference between the levy and the levy limit

DEBT EXCLUSION: A temporary increase to the levy to pay for capital projects as voted

CIP: Class that includes Commercial, Industrial, & Personal Property

MRF: Minimum Residential Factor. This factor represents the minimum percentage of the levy the Residential class must pay.

Fiscal Year 2019

Tax Classification Hearing

The purpose of the classification hearing is to determine the percentage share of the tax levy that each class of property will pay.

The minimum residential factor is determined by the make up of the tax base. This factor allows the Board of Selectmen to shift the burden towards Commercial & Industrial taxpayers to a maximum of 150%.

The Board of Selectman vote that shift.

The adopted percentage is then used to determine the tax levy paid by each class of property and calculate the resulting tax rates.

Shifting taxes onto the CIP class does not increase the amount of revenue collected.

Residential Factor

The minimum residential factor is 87.2882%.

This is the factor that would allow a split tax rate toward the CIP class up to 150%.

A residential factor of 1.00 will maintain a single tax rate. A residential factor below 1.00 will result in a split tax rate.

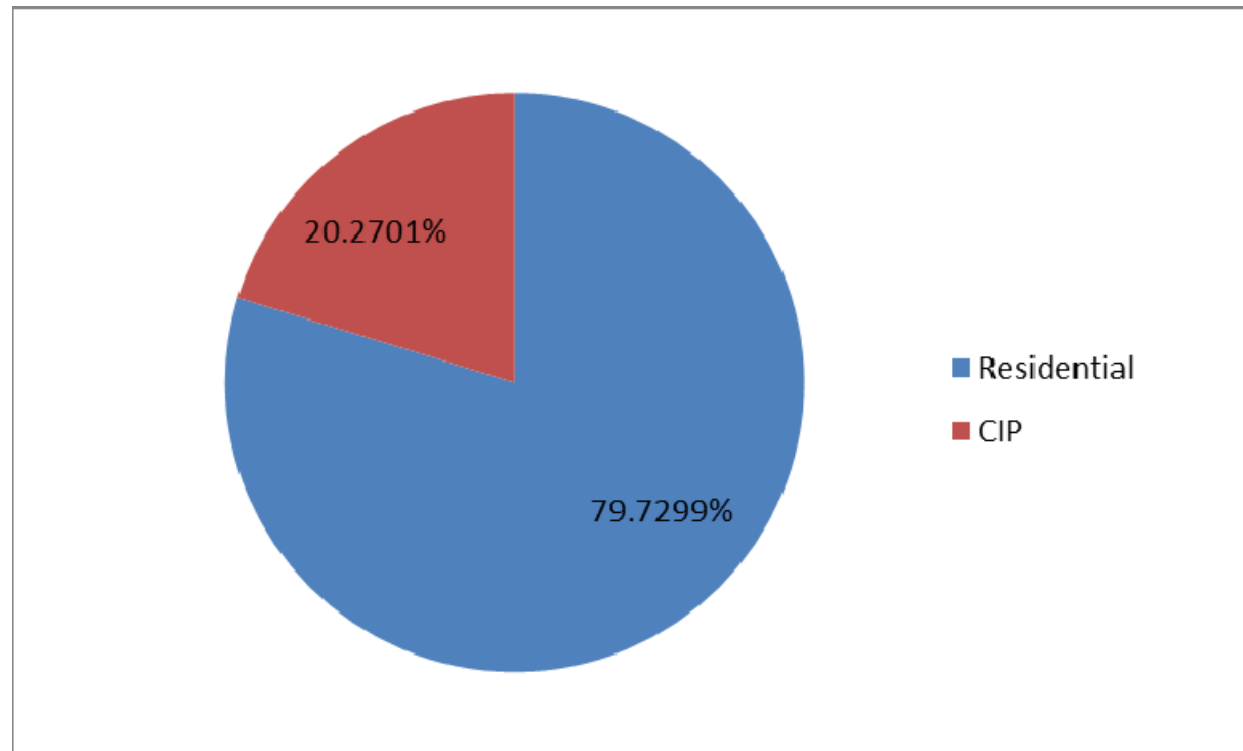
A 150% shift would increase the commercial tax rate by \$6.35 per thousand and reduce the residential rate by \$1.62 per thousand.

In FY2018, 109 of 351 communities elected to split the tax rate.

The maximum allowable shift for Natick is 150%

Levy Allocation

The chart illustrates what portion of the levy would be paid by the Residential class versus the Commercial, Industrial, and Personal Property classes with a single rate.



Classification Percentages

While property values have increased; there has been a shift to residential properties in comparison with last year. This increase is roughly $\frac{3}{4}$ of a percent (0.72%)

	Residential	CIP
Fiscal Year 2018	79.01%	20.99%
Fiscal Year 2019	79.73%	20.27%
% Change	0.72%	-0.72%

Classification Impact Examples

The chart shows the impact on different properties if the tax burden was shifted towards the CIP classes.

Type	Typical Property	Assessment	Tax Levy Shift					
			100%	110%	120%	130%	140%	150%
Resid	Condo @ Natick Village	231,800	\$ 2,946	\$ 2,872	\$ 2,796	\$ 2,721	\$ 2,647	\$ 2,571
Resid	Single Family-Average Value	613,133	\$ 7,793	\$ 7,597	\$ 7,394	\$ 7,198	\$ 7,002	\$ 6,800
Resid	Single Family-New Construction	1,000,000	\$ 12,710	\$ 12,390	\$ 12,060	\$ 11,740	\$ 11,420	\$ 11,090
Resid	Sm. Apartment	1,500,000	\$ 19,065	\$ 18,585	\$ 18,090	\$ 17,610	\$ 17,130	\$ 16,635
Resid	Lg. Apartment	32,000,000	\$ 406,720	\$ 396,480	\$ 385,920	\$ 375,680	\$ 365,440	\$ 354,880
Comm	Gas Station	750,000	\$ 9,533	\$ 10,485	\$ 11,438	\$ 12,390	\$ 13,343	\$ 14,295
Comm	Small Retail	1,000,000	\$ 12,710	\$ 13,980	\$ 15,250	\$ 16,520	\$ 17,790	\$ 19,060
Comm	Office Bldg	40,000,000	\$ 508,400	\$ 559,200	\$ 610,000	\$ 660,800	\$ 711,600	\$ 762,400
Comm	Retail Mall	320,000,000	\$ 4,067,200	\$ 4,473,600	\$ 4,880,000	\$ 5,286,400	\$ 5,692,800	\$ 6,099,200
Residential Change				-2.52%	-5.11%	-7.63%	-10.15%	-12.75%
Commercial Change				9.99%	19.98%	29.98%	39.97%	49.96%

Based on the proportions of our tax base, a 1% decrease in residential taxes equates to a 4% increase in commercial taxes. For example, at a 110% shift; residential taxes decrease 2.5% while commercial taxes increase 10%, Any shift chosen will follow this 1:4 ratio.

Classification Impact Examples

Example: Mathworks



Type	Property	Assessment	Tax Levy Shift					
			100%	110%	120%	130%	140%	150%
Comm	Mathworks	166,652,100	\$ 2,118,148	\$2,329,796	\$2,541,445	\$2,753,093	\$2,964,741	\$3,176,389
Percent Change				9.99%	19.98%	29.98%	39.97%	49.96%

Classification Impact Examples

Example: Modera



Type	Property	Assessment	Tax Levy Shift					
			100%	110%	120%	130%	140%	150%
Res	Modera	37,392,700	\$ 475,261	\$ 463,296	\$ 450,956	\$ 438,990	\$ 427,025	\$ 414,685
Percent Change				-2.52%	-5.11%	-7.63%	-10.15%	-12.75%

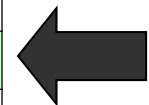
Levy Limit Calculation

TO CALCULATE THE FY2019 LEVY LIMIT

A. FY2018 Levy Limit from I.	103,160,981	
A1. ADD Amended FY2018 Growth	0	
B. ADD (IIA + IIA1) X 2.5%	2,579,025	
C. ADD FY2019 New Growth	1,545,185	
C1. ADD FY2019 New Growth Adjustment		
D. ADD FY2019 Override		
E. FY2019 Subtotal	107,285,191	
		\$ 107,285,191
F. FY2019 Levy Ceiling	219,083,154	FY2019 Levy Limit

TO CALCULATE THE FY2019 MAXIMUM ALLOWABLE LEVY

A. FY2019 Levy Limit from II.	107,285,191	
B. FY2019 Debt Exclusion(s)	4,245,295	
C. FY2019 Capital Expenditure Exclusion(s)		
D. FY2019 Stabilization Fund Override		
E. FY2019 Other Adjustment		
F. FY2019 Water / Sewer		
G. FY2019 Maximum Allowable Levy		\$ 111,530,486
		MAXIMUM LEVY



Maximum Allowable Levy

The maximum levy allowed for
fiscal year 2019 is
\$111,530,486

(This includes the debt exclusion of
\$4,245,295)

Excess Levy Capacity

$(\text{Levy Limit} + \text{Debt Exclusion}) - (\text{Actual Levy}) = (\text{Excess Levy})$

$$\begin{array}{rcccl} \$111,530,486 & - & \$111,381,875 & = & \$148,610 \\ (\text{Maximum Levy}) & & (\text{Actual Levy}) & & (\text{Excess Levy}) \end{array}$$

This years Excess Levy capacity is \$148,610

This is the difference between the Maximum Levy and our Actual Levy.

Residential Exemption

The residential exemption shifts the tax burden within the residential class. The exemption benefits owner occupied properties. Since the same exemption amount is applied to all eligible properties, it provides greater benefit to lower-valued properties. In fact, there is a break-even point, where an eligible property that receives the residential exemption, actually pays higher taxes because of the adjusted rate.

Implementing a residential exemption without classifying (splitting) the tax rate results in a higher tax rate for some residential properties than commercial and industrial.

The board may choose to adopt a residential exemption of up to 35% of the average value of all residential properties.

Residential Exemption Examples

Selected Exemption			0%	5.00%	10.00%	20.00%	35.00%
Residential Tax Rate			12.71	13.27	13.88	15.28	18.02
	Qualifies for Exemption	Assess	Tax	Tax	Tax	Tax	Tax
Owner Occupied Condo	YES	231,800	2,946	2,717	2,467	1,889	766
Owner Occupied Home (Average Value)	YES	613,100	7,793	7,777	7,759	7,715	7,637
Non-Owner Occupied Home (Average Value)	NO	613,100	7,793	8,136	8,510	9,368	11,048
Owner Occupied Home	YES	800,000	10,168	10,257	10,353	10,571	11,005
Owner Occupied Home	YES	1,200,000	15,252	15,565	15,905	16,683	18,213
Large Apartment	NO	32,000,000	406,720	424,281	443,409	487,307	573,229

As previously discussed, this exemption benefits lower-valued owner occupied property. A qualifying condo assessed at \$231,800 would see its tax bill cut almost 75% with a 35% exemption. A qualifying house assessed at \$800,000 would see its tax bill increase with any exemption selected.

Residential Exemption

Sixteen communities adopted a residential exemption in FY2018.

Barnstable
Boston
Brookline
Cambridge
Chelsea

Everett
Malden
Nantucket
Provincetown
Somerset

Somerville
Tisbury
Truro
Waltham
Watertown
Wellfleet

The communities that generally utilize the residential exemption either have a large percentage of rental units (Boston, Brookline, Cambridge etc.) or seasonal housing (Nantucket, Provincetown etc.)

Small Commercial Exemption

The board may also approve a small commercial exemption of up to 10%.

This is only available to businesses that employ less than 10 people annually (as certified by the Department of Labor and Workforce Development) and are situated in a building that is valued less than \$1,000,000. All businesses at the property must qualify. In Natick, approximately 37 properties may be eligible.

Adopting a small commercial exemption without classifying (split) taxes, could result in a tax rate for some commercial properties less than the residential rate.

The benefit of this exemption goes to the property owner rather than the business itself.

Small Commercial Exemption

Fourteen communities adopted a small commercial exemption in 2018. Eleven out of fourteen also have a split tax rate.

Auburn

Avon

Bellingham

Berlin

Braintree

Dartmouth

Erving

New Ashford

North Attleborough

Seekonk

Somerset

Swampscott

Westford

Wrentham

Property Assessment Review

Property Assessment Review

Why do we change the assessed values?

- ***We are required to.*** Under the guidelines of the Department of Revenue and Massachusetts General Laws, Chapter 59, we are required to assess property at 100% full and fair cash valuation.

What does this mean?

- It means that our assessed values have to reflect the market, i.e. what properties are selling for.
- The Department of Revenue reviews and approves our values annually, completing a full audit or certification every 5 years. If our values are not “market value” they will not be approved.
- FY19 was a certification year and a full audit was completed by the DOR

Property Assessment Review

Overall, residential and commercial values have increased based on current market conditions.

The residential sales market has been driven by high demand and increased prices. The commercial market has remained consistent and has benefited from low interest rates and stable vacancy and rental rates.

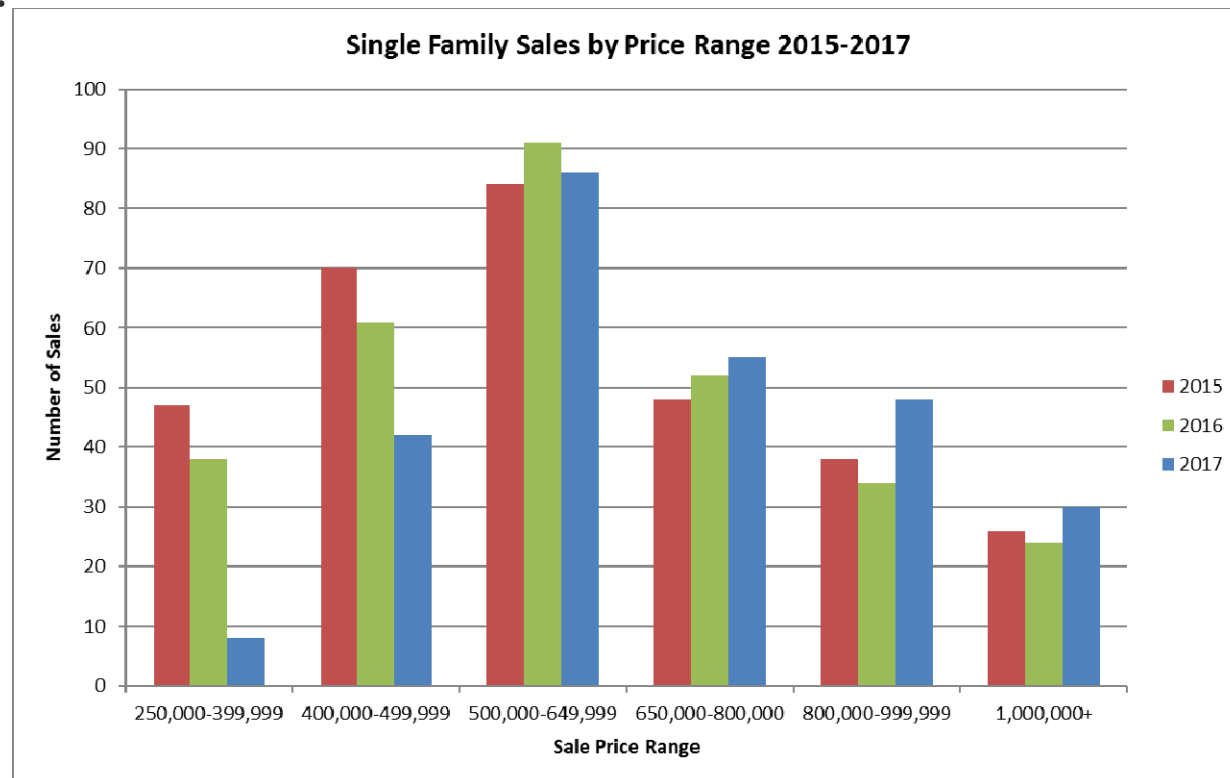
The average single family assessment increased from \$570,732 to \$613,133. This reflects the desirability of properties in the Town of Natick. If a single tax rate is adopted by the Board of Selectmen we will see an increase of \$344.87 to the average single family tax bill. However, 5,406 out of the 8,520 single family homes (63%) are below the average assessment.

The tax rate decreases by thirty four cents per thousand (\$0.34).

Property Assessment Review

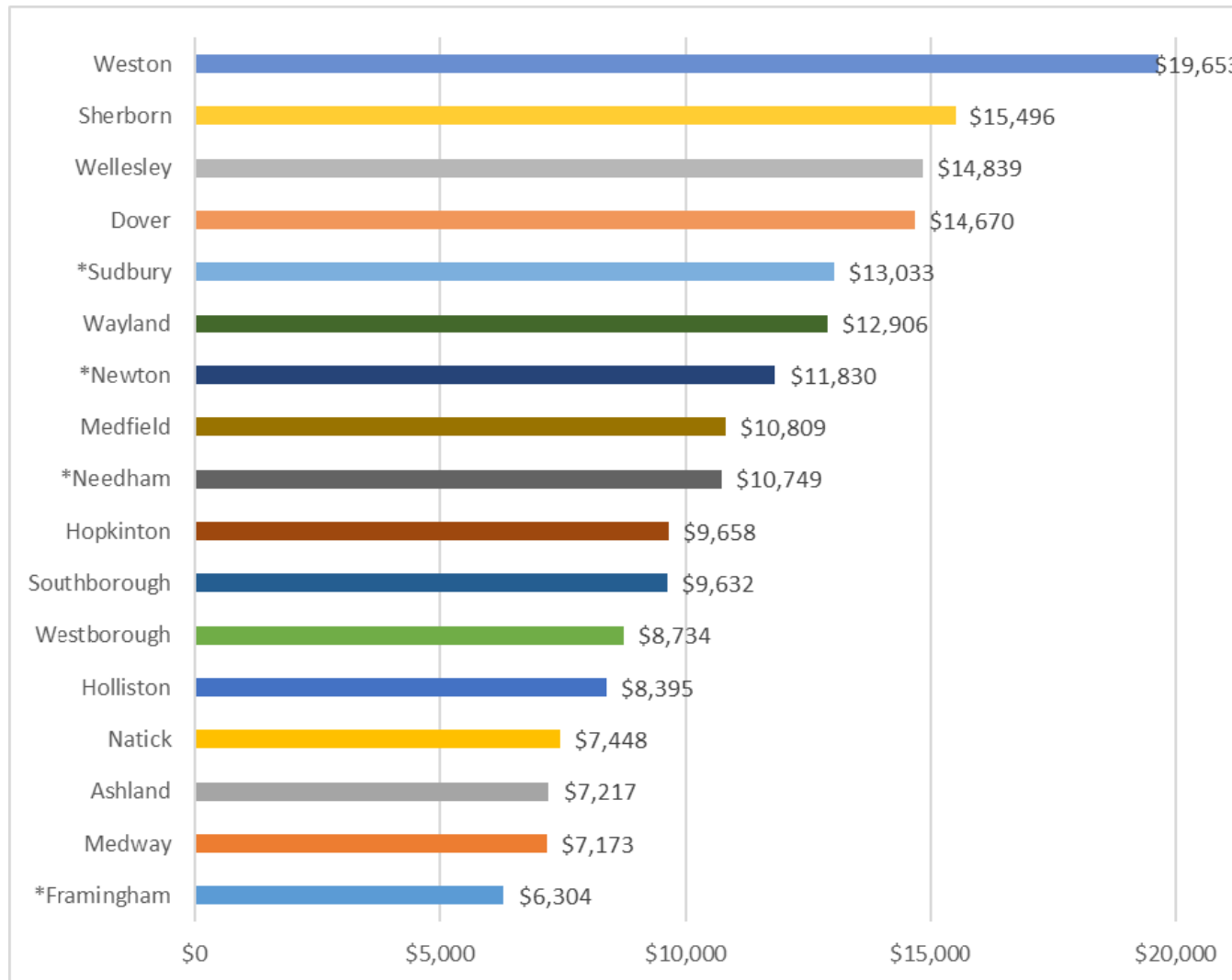
The following chart illustrates single family sales prices for calendar years 2015-2017. It shows trends including a significant decrease in the number of sales in the lower price ranges, between \$250,000 and \$499,999.

This chart also shows that the majority of 2017 sales are in the 500,000 to 649,999 range. This corresponds with the average single family value of \$613,133.



Average Single Family Tax Bill Comparison

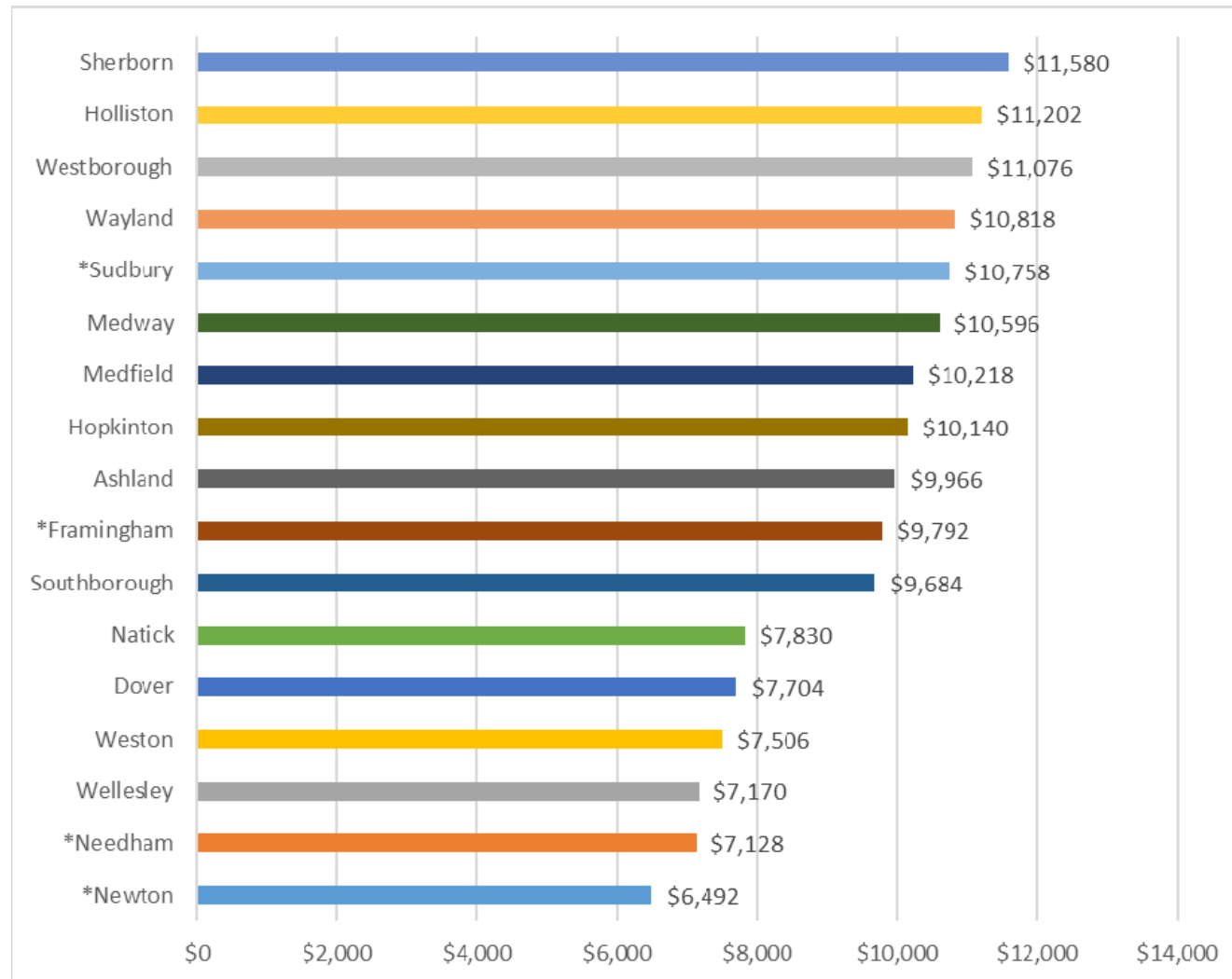
Fiscal Year 2018



* Indicates split tax rate

Tax Bill on \$600,000 House-Comparable Towns

Fiscal Year 2018



* Indicates split tax rate

New Growth

Our New Growth Value was certified and approved by the Dept. of Revenue October 15th, 2018 at One hundred eighteen million four hundred four thousand nine hundred ninety five dollars.

\$118,404,995

The major factors contributing to this total are:

Real Estate

\$100,747,273

Condominiums (\$5,263,662) – 6 new units with an average value of \$668,773 along with other renovations and remodeling.

Single Family Homes (\$40,839,220) – 19 new houses with average value of \$1,003,053. 39 renovations/additions that each contributed between \$200,000 and \$480,000 of growth along with another 44 renovations/additions that each contributed between \$100,000 and \$200,000 of growth.

Commercial (\$42,283,410) - Partial completion of Mathworks Lakeside project.

Mixed Use – Completion of Natick Common and Stonegate West Central projects.

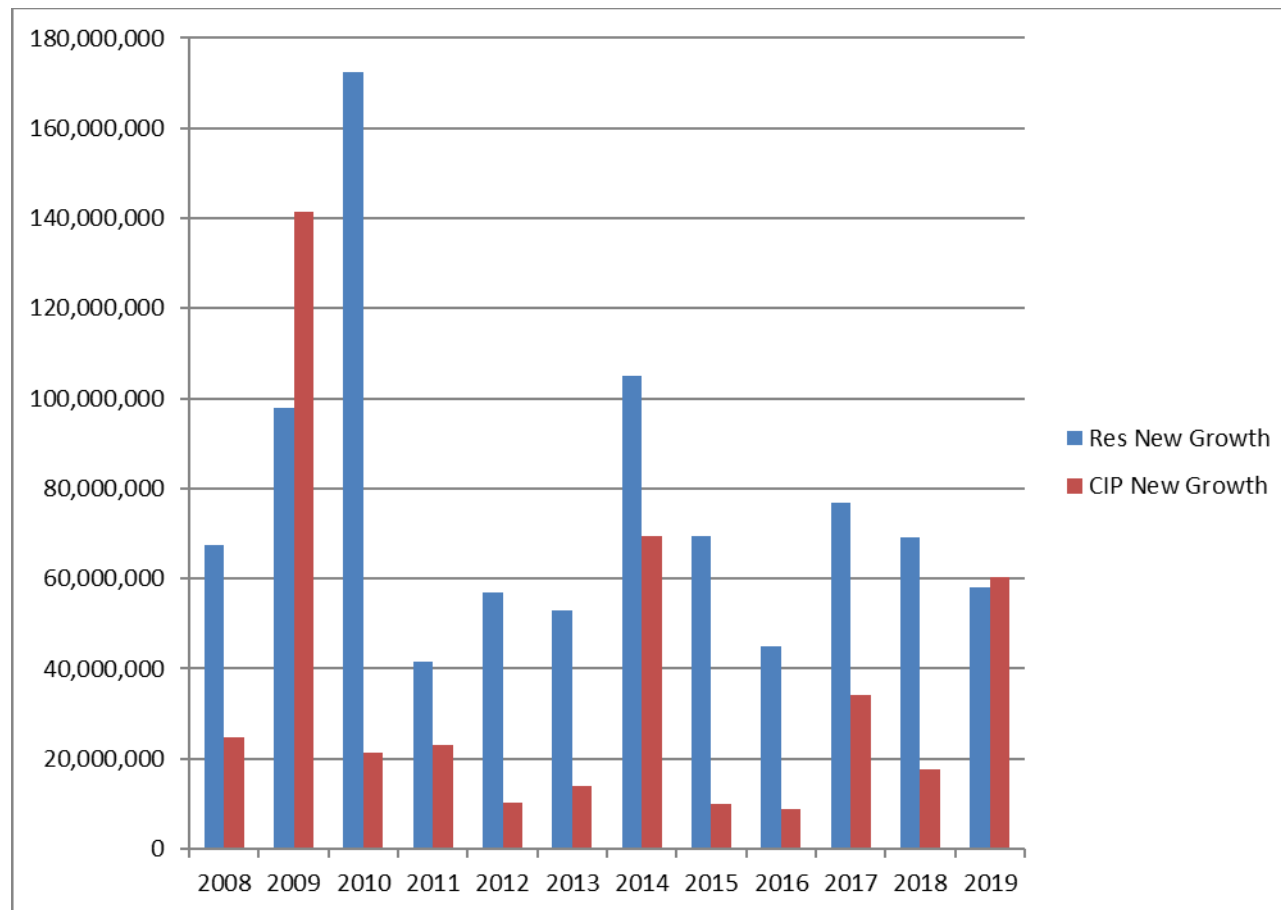
Personal Property

\$17,657,722

284 new accounts and the addition of over 1,400 new assets to existing accounts. Over \$7.2 million dollars of growth came from utility corporations and telephone and telegraph companies.

Historical New Growth Residential & CIP

As shown in this chart, new growth can vary greatly by year. Growth is often dependent on the health of the economy and is also affected by large projects.



TOP TEN TAXPAYERS – FISCAL YEAR 2019

OWNER	PROPERTY CLASS	REAL ESTATE VALUE	REAL ESTATE TAXES	PERSONAL PROPERTY VALUE	PERSONAL PROPERTY TAXES	FY2019 ASSESSED TOTAL	TOTAL TAXES (RE & PP)
GENERAL GROWTH PROPERTIES (NATICK MALL)	CIP	\$ 337,286,800	\$ 4,286,915	\$ 2,490,560	\$ 31,655	\$ 339,777,360	\$ 4,318,570
MATHWORKS INC	CIP	\$ 166,652,100	\$ 2,118,148	\$ 298,560	\$ 3,795	\$ 166,950,660	\$ 2,121,943
AVALON NATICK LLC	RES	\$ 85,660,900	\$ 1,088,750	\$ 50,240	\$ 639	\$ 85,711,140	\$ 1,089,389
HC ATLANTIC DEVELOPMENT LP	CIP	\$ 68,955,400	\$ 876,423	\$ -	\$ -	\$ 68,955,400	\$ 876,423
FRANCHI PASQUALE	RES	\$ 46,041,500	\$ 585,187	\$ -	\$ -	\$ 46,041,500	\$ 585,187
COGNEX/VISION DRIVE	CIP	\$ 42,695,500	\$ 542,660	\$ -	\$ -	\$ 42,695,500	\$ 542,660
NATICK VILLAGE INVESTMENT LTD PTRN	RES	\$ 42,201,700	\$ 536,384	\$ -	\$ -	\$ 42,201,700	\$ 536,384
DDH HOTEL LLC	CIP	\$ 38,983,900	\$ 495,485	\$ 557,980	\$ 7,092	\$ 39,541,880	\$ 502,577
MCREF NATICK DEVELOPMENT LLC	RES	\$ 37,392,700	\$ 475,261	\$ 3,780	\$ 48	\$ 37,396,480	\$ 475,309
CLOVERLEAF APARTMENTS LLC	RES	\$ 35,772,400	\$ 454,667	\$ -	\$ -	\$ 35,772,400	\$ 454,667
TOTALS:		\$ 901,642,900	\$ 11,459,881	\$ 3,401,120	\$ 43,228	\$ 905,044,020	\$ 11,503,109

TOP 10 TAXPAYER PERCENT OF LEVY = 10.33%

TOTAL ASSESSED VALUES – FISCAL YEAR 2019

LA-4
 Assessment / Classification
 Status: FORM APPROVED
 BLA-LA13A : FORM APPROVED
 NATICK - 198 2019

Jurisdiction Fiscal Year

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	8,520	5,223,895,400				
102	2,737	954,687,200				
MISC 103,109	39	38,803,400				
104	573	323,640,400				
105	83	48,281,600				
111-125	57	305,504,200				
130-32,106	844	56,245,900				
200-231	0		0			
300-393	539			1,561,038,700		
400-442	48				43,710,000	
450-452	0				0	
CH 61 LAND	4 0		0	17,130		
CH 61A LAND	8 11		0	189,600		
CH 61B LAND	0 17		0	1,333,400		
012-043	44	35,930,060	0	18,780,990	0	
501	1,047					19,619,770
502	753					30,398,060
503	1					298,560
504	3					72,838,460
505	13					23,538,500
506	0					0
508	4					3,820,800
550-552	2					754,040
TOTALS	15,347	6,986,988,160	0	1,581,359,820	43,710,000	151,268,190
Real and Personal Property Total Value						8,763,326,170
Exempt Parcel Count & Value					682	722,128,300

Projected Tax Rate

The tax rate will be calculated by dividing the actual levy by the total assessed value.

$$\begin{array}{rcl} \text{Actual Levy} & / & \text{Total Assessed Value} = \text{Tax Rate} \\ \$111,381,875 & / & \$8,763,326,170 = \$12.71 \end{array}$$

*If a residential factor of 1.00 is adopted this maintains a single tax rate

Talking Taxes..

If Natick maintains a single tax rate, we can expect the following:

- We have projected an increase to the average single family tax bill. This is an estimate of \$344.87 to the average assessed single family. Remember, 63% of single family homes are below the average single family value.
- Natick's Top 10 Taxpayers will collectively contribute eleven million five hundred three thousand one hundred and nine dollars (\$11,503,109) in taxes for Fiscal Year 2019. (This includes Personal Property)
- The Top 10 Taxpayers pay 10.33% to Natick's Total Tax Levy.

In Conclusion I am asking the Board to vote.

1. The board must adopt a residential factor.

Remember this factor represents the minimum percentage of the levy the Residential class must pay and determines the shift towards the CIP class.

A residential factor of 1.00;
will result in a single tax rate.

A residential factor less than 1.00;
will result in a split tax rate.

The Board may also consider:

1. A residential exemption.
- and/or
2. A small commercial exemption.

Typically the exemptions above are found in communities that have a large percentage of rental or absentee owners and/or split the tax rate.

Thank You

Jan Dangelo, MAA
Director of Assessing

Eric Henderson, CAE, MAA
Assistant Assessor

Memorandum

DATE: October 31st, 2018

TO: Board of Selectmen

FROM: Jan Dangelo, Director of Assessing *JD*

RE: Fiscal Year 2019
Tax Classification Materials

Please accept this memorandum as an explanation to the Fiscal Year 2019 Tax Classification Hearing Process. Working with the Department of Revenue as part of our 5-year certification process, the Assessors received all required approvals for Final Certification on October 11th, 2018 and New Growth on October 15th 2018.

I have included with this memo a packet of information for the Board's review. The information provided will help the Board understand what will be required at the Classification Hearing on November 13th 2018 when the Board will vote and adopt a residential factor. After the vote is taken, the Department of Revenue must approve local receipts and appropriations (the Recap). The Assessors will establish the Fiscal Year 2019 tax rate and will issue third quarter tax bills.

The information included with this memorandum contains sections A, B and C regarding Fiscal Year 2019 assessment information, new growth, and a review of other communities. In addition, once Town Meeting concludes, I will submit for your review, prior to the hearing, section D regarding Levy Limit and Tax Options along with a copy of the Classification Presentation that will be presented to the Board.

I am available to answer any questions prior to the classification vote on November 13th 2018. Please contact me at 508-647-6418 or via email at dangelo@natickma.org.



**FY2019 Classification Hearing
Documentation & Information
--- Review---**

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Section B: New Growth

Pages 9-10)	New Growth Narrative
Page 11)	Summary of New Growth- Real Estate
Page 12)	Summary of New Growth- Personal Property
Pages 13-14)	LA-13 Tax Base Levy Growth

Section C: Review of Other Communities

Page 15-22)	FY2018 Average Single Family Tax Bills- Statewide
Page 23)	FY2018 Average Single Family Tax Bills-Surrounding Communities- Graph
Page 24)	FY2018 Average Single Family Tax Bills-Surrounding Communities



Town of Natick *Massachusetts*

Re: FY2019 Revaluation Overview

The Assessors have completed the Fiscal Year 2019 5-year certification process with the Department of Revenue. This process entailed a full audit from the Division of Local Services which included review of our properties and their proposed values in the field along with a thorough review of our assessment models and algorithms. The goal of this process is to ensure fair and equitable assessment practices among all property classes to ensure that property is valued fairly and reflects market value.

Overall, the majority of properties, both residential and commercial, have seen increases in value for Fiscal Year 2019 based on an active market. Single Family, Condominiums, Two and Three Family, and the Apartment class all have typical value changes between 6% and 7.5%. The commercial class had an overall increase of 3.2%. Residential vacant land had a larger increase, roughly 11%. This land increase, which also affects the land portion of other residential values, was prompted by analysis of vacant land sales and teardowns. One result of this, which will be further illustrated in the information provided, is that single family homes in the lower value ranges will see higher value changes in terms of percentage of the FY2018 value. Again, the value changes are reflective of the current market.

In general, the Town of Natick is a very active market with high demand. This is illustrated by increasing prices, historically low days on market for property listings, and a large percentage of properties selling for above asking price. The following documents highlight the makeup of our Real Estate and Personal Property tax base. In addition, graphs from an outside source are provided to help illustrate the current market within Natick and surrounding communities and validate the assessment changes that we have made to both meet Department of Revenue requirements and ensure fair and equitable tax bills among all taxpayers in the Town.

Eric Henderson, MAA, CAE
Assistant Assessor
Town of Natick, Massachusetts
508-647-6422

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2018

Fiscal Year 2019

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	8,520	5,223,895,400				
102	2,737	954,687,200				
MISC 103,109	39	38,803,400				
104	573	323,640,400				
105	83	48,281,600				
111-125	57	305,504,200				
130-32,106	844	56,245,900				
200-231	0		0			
300-393	539			1,561,038,700		
400-442	48				43,710,000	
450-452	0				0	
CH 61 LAND	4	0	0	17,130		
CH 61A LAND	8	11	0	189,600		
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012-043	44	35,930,060	0	18,780,990	0	
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508	4					3,820,800
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TOTALS	15,347	6,986,988,160	0	1,581,359,820	43,710,000	151,268,190
Real and Personal Property Total Value						8,763,326,170
Exempt Parcel Count & Value					682	722,128,300

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures

Board of Assessors

Molly K. Reed, Assessor , Natick , dangelo@natickma.org 508-647-6420 | 10/9/2018 7:24 PM

Janice Dangelo, Dir. of Assessing , Natick , dangelo@natickma.org 508-647-6420 | 10/9/2018 11:47 AM

Comment: Signatures on file, signing as chairman of the BOA.

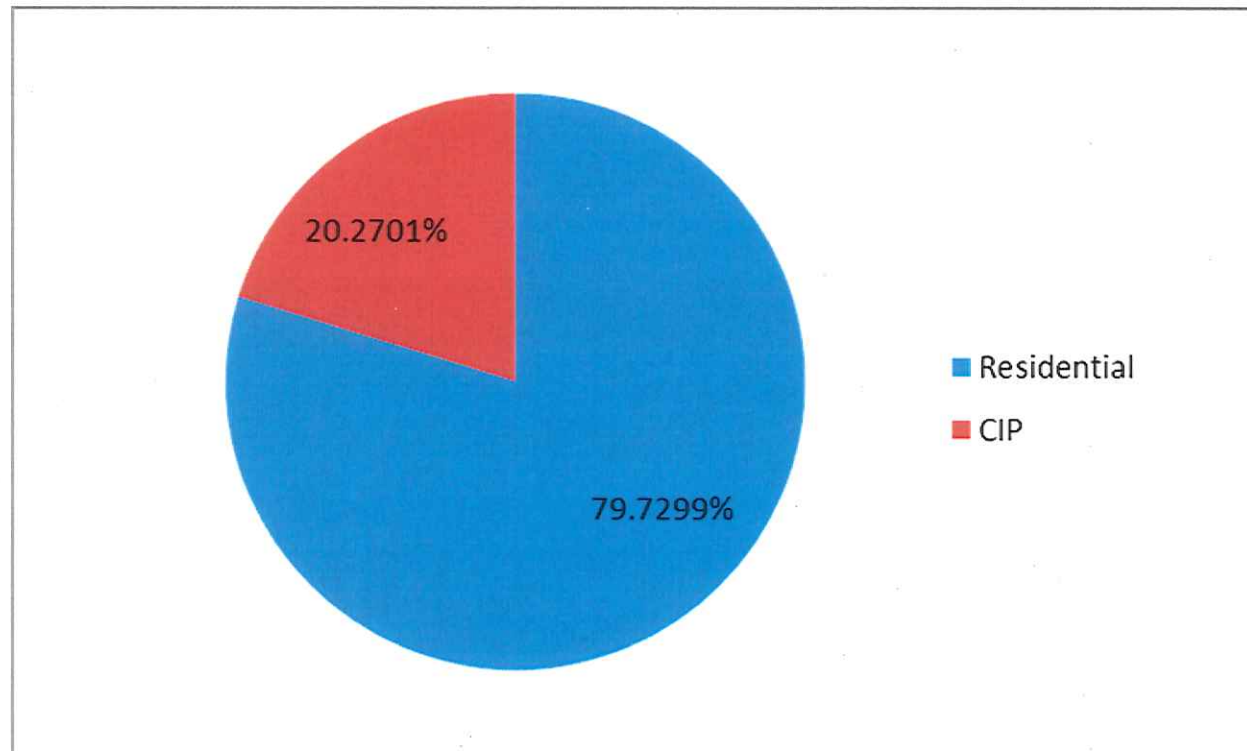
Comments

No comments to display.

NOTE : The Information was Approved on 10/15/2018

Levy Allocation

The chart illustrates what portion of the levy would be paid by the Residential class versus the Commercial, Industrial, and Personal Property classes.



State
MA

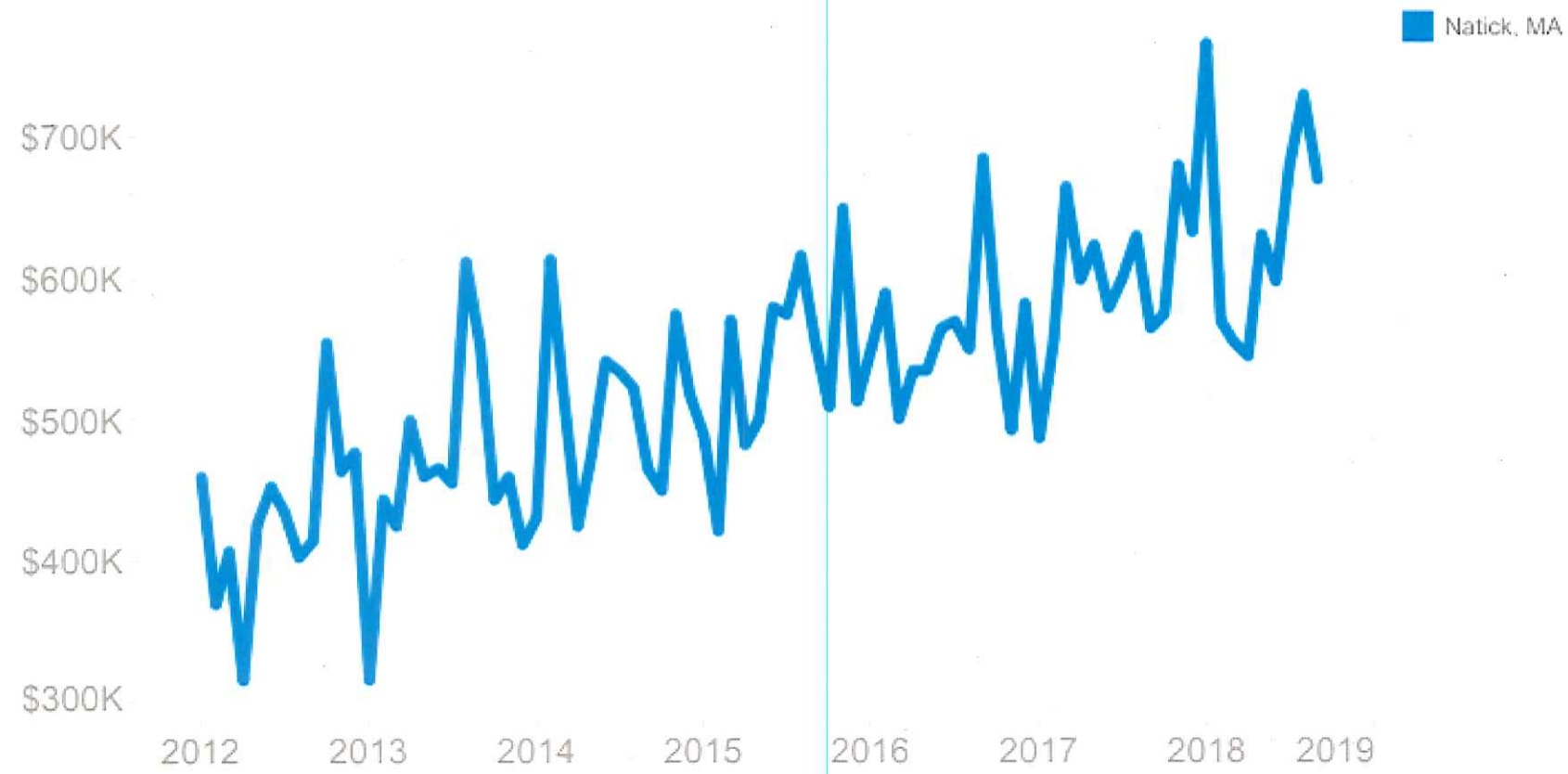
Region
Natick, MA

Property Type
Single Family Residential

Show Values As
Value

Period
January 2012 to September 2018

Median Sale Price



State
MA

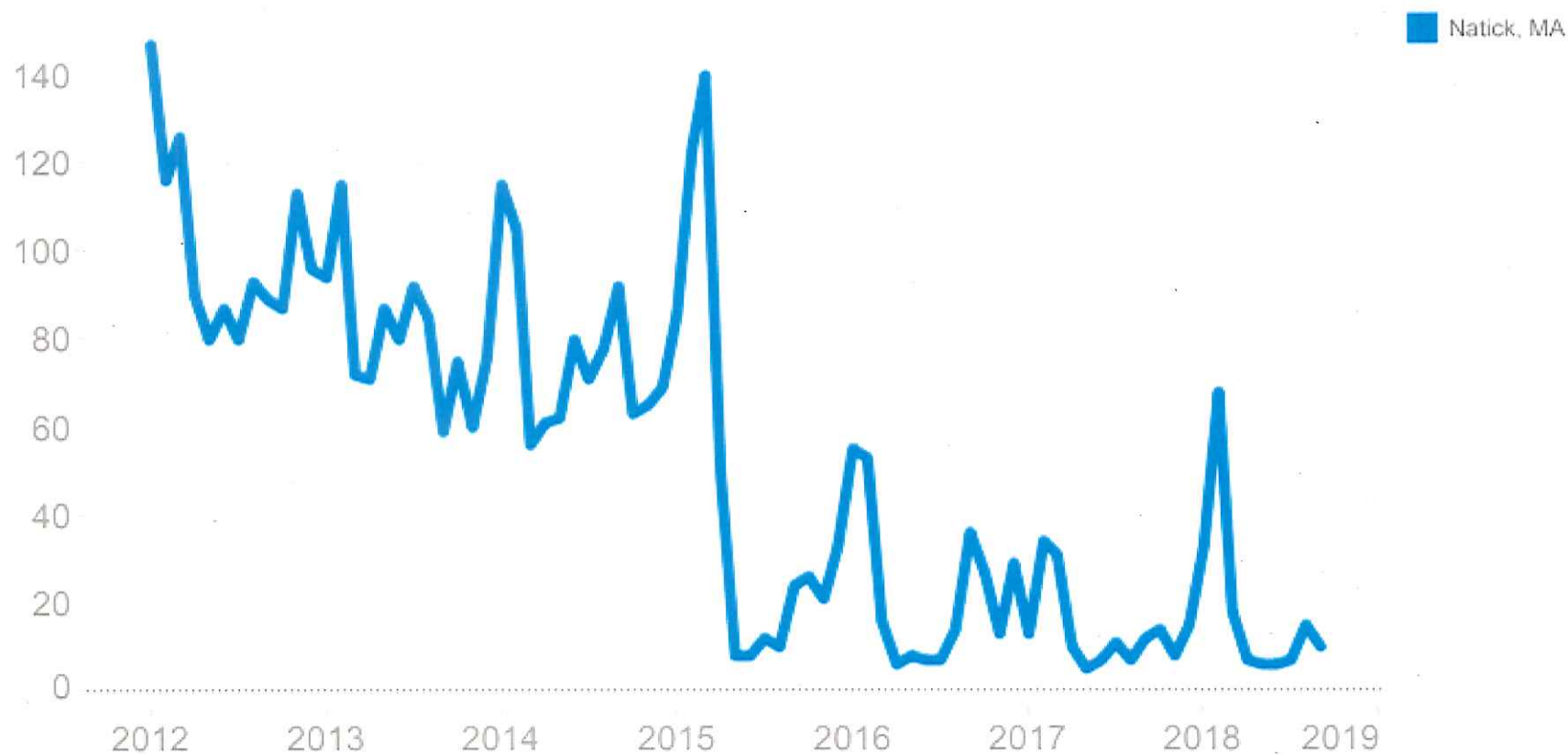
Region
Natick, MA

Property Type
All Residential

Show Values As
Value

Period
January 2012 to September 2018

Median Days on Market



REDFIN

State
MA

Region
Natick, MA

Property Type
All Residential

Show Values As
Value

Period
January 2012 to September 2018

Percentage of Homes Sold Above Asking



REDFIN

State
MA

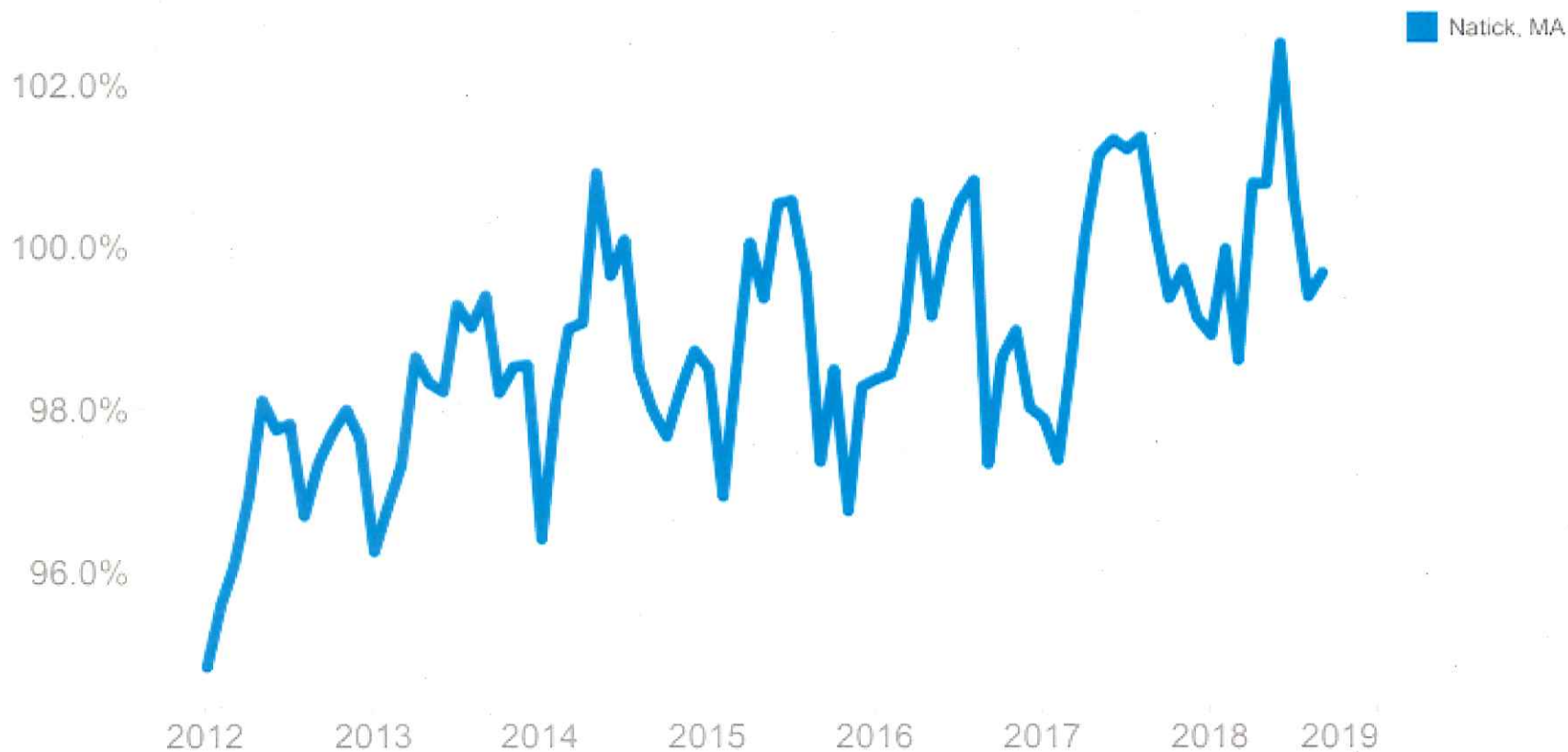
Region
Natick, MA

Property Type
All Residential

Show Values As
Value

Period
January 2012 to September 2018

Average Sale-to-List Percentage



State
MA

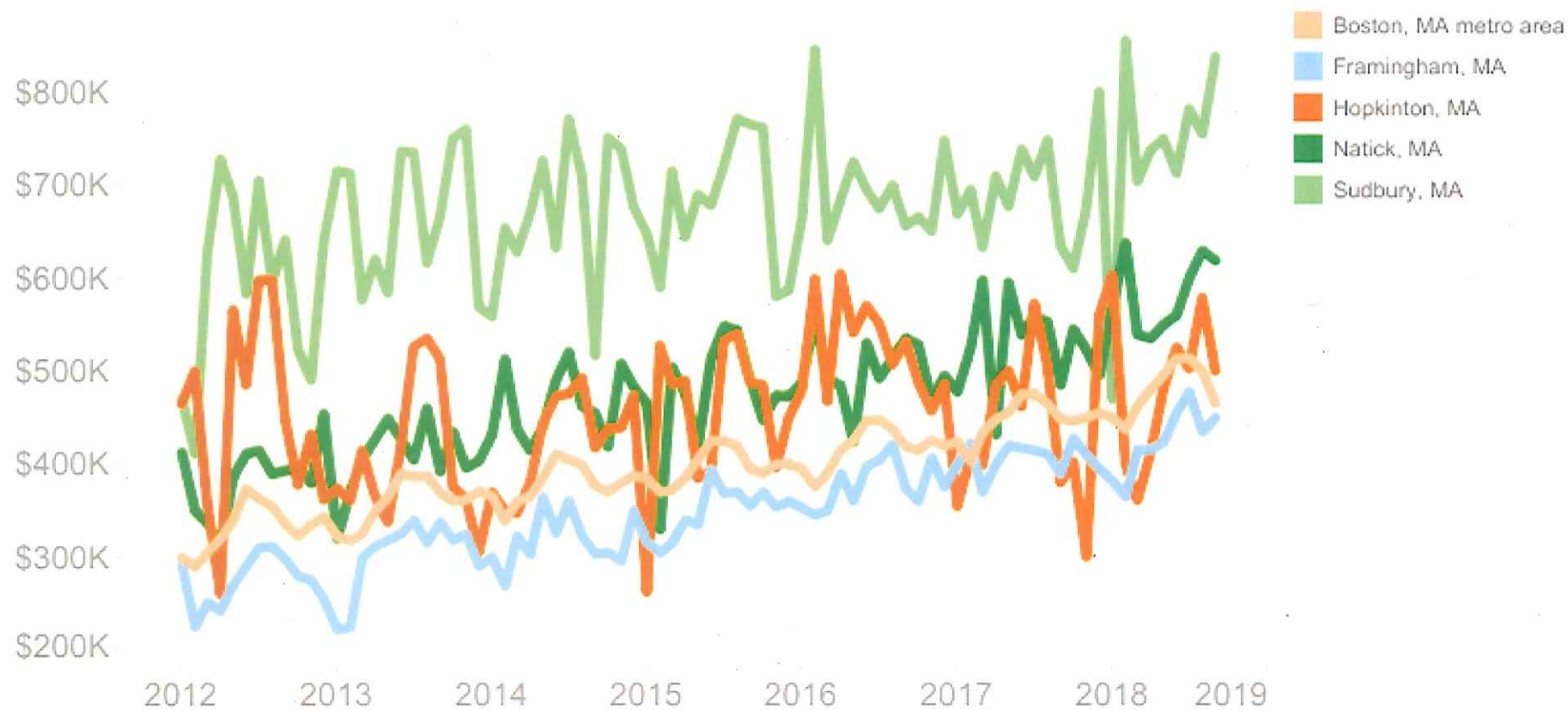
Region
Multiple values

Property Type
All Residential

Show Values As
Value

Period
January 2012 to September 2018

Median Sale Price



REDFIN



Town of Natick *Massachusetts*

Re: Summary of FY19 New Growth

Total new growth for the Town of Natick for fiscal 2019 amounts to \$118,404,995 in value; resulting in \$1,545,185 in new tax dollars. The three-year average growth for the Town (FY2016 to 2018) is \$83,848,199. The following details some of the larger projects within each class that constitute this growth and to help explain the variance from the three-year average. Total real estate new growth for the year equals \$100,747,273. Total personal property growth for the year equals \$17,657,722.

The primary project that influenced the FY19 New Growth is the Mathworks Lakeside Campus which contributed nearly 30 million dollars in value. This campus, on the former Boston Scientific site, includes 513,000 gross square feet including class A office space and amenities such as a full service cafeteria and kitchen, fitness center, top of the line data center, and outdoor features and greenspaces. For FY19, Lakeside Math, which contains almost 240,000 square feet of office space and Lakeside Central, which houses the cafeteria and kitchen, have been brought to full taxable value. Lakeside Science, the 3rd wing of the of the project which consists of roughly 220,000 square feet of office space will be included in FY2020 growth.

In addition to the Mathworks Lakeside project, the other major commercial project which contributed a large portion to the FY19 New Growth was the completion of the conversion from the vacant JC Penny department store into a Wegmans grocery store. This was a substantial renovation and includes over 146,000 square feet of finished space. Included in this space is a large center atrium, a specialized escalator for carts and customers, a full service Mexican restaurant, and beer, wine and liquor. Overall this project contributed over \$7.7 million dollars of value growth.

There were two large projects in the Mixed Use class. The first was the partial completion of Natick Common. This is a mixed use project consisting of 32 luxury apartments on the upper floors and first floor retail and restaurant space. For FY19, the apartments have been brought to full taxable value. This property contributed over \$5.7 million dollars in value growth. The Stonegate West Central project, which razed the former American Legion building to one wall along with a large rear addition while keeping the historic look of the property. This project included 11 luxury apartments along with over 7,800 square feet of first floor retail and restaurant space and contributed roughly \$3.4 million dollars of growth value.

Residential growth was buoyed by a strong real estate market. While there is limited availability of buildable residential land, the demand for new housing, particularly new construction, has led to a large increase in teardowns. Often improved properties are purchased in the \$300,000 to \$400,000 range to be razed for single family or condominium new construction. There has also been a healthy amount of renovations and additions. Often these are done by homeowners looking to expand or improve their properties, but the majority are done by contractors and "flippers" who are renovating and selling for profit. The Single Family class contributed \$40.8 million dollars

Town of Natick

Massachusetts

which is similar to the prior two Fiscal Years which came in at roughly \$47.4 and \$42.3 million dollars in value. There were 19 new single family homes with an average FY19 value of \$1,003,053. In addition, there were a large number of homes that had significant changes such as gut/remodels, 2nd floor additions, or major additions. There were 39 single family renovations that generated value growth of between \$200,000 and \$480,000 along with another 44 that generated value growth of between \$100,000 and \$200,000. Finally, there were a significant number of smaller permits such as kitchen and bath remodeling, new decks and porches, garages and pools which contributed to the overall growth. Other residential growth included 6 new condominium units with an average assessed value of \$668,773 in addition to renovation permits for kitchen and bath remodeling, decks and porches, and finishing basements.

Personal Property new growth has been calculated at \$17,657,772 in value for FY19. Growth from the 501 class equaled \$6,462,320. Roughly \$900,000 of that value came from over 200 new business accounts. The remainder came from over 1200 new assets to existing accounts including over \$1.7 million dollars in new inventory from Massachusetts Fine Wine (aka Total Wine). The 502 class added almost \$4 million dollars in value growth. This included 67 new accounts along with 253 new assets. Major contributors in this class included added taxable machinery from businesses including Verizon, Sprint, Retina Eye Care, Comcast, Spectrasite, Exponent, and Metrowest Medical Center. Growth from the 504 class (Utilities) was roughly \$5.5 million dollars and from the 505 class (Telephone and Telegraph) value growth was nearly \$1.8 million.

A summary of FY2019 growth has been provided below:

FY19 TOTAL GROWTH SUMMARY	
RE Growth	\$ 100,747,273
PP Growth	\$ 17,657,722
Total:	\$ 118,404,995
FY18 Tax Rate	0.01305
New Tax Dollars:	\$ 1,545,185

Real Estate New Growth

STCLS GROUP	PARCEL COUNT	NEW GROWTH VALUE
101 (SINGLE FAMILY)	423	\$ 40,839,220
102 (CONDOMINIUM)	33	\$ 5,263,662
104-105 (TWO & THREE FAMILY)	21	\$ 1,340,258
111-125 (APARTMENTS)	1	\$ 188,908
300'S (COMMERCIAL)	26	\$ 42,283,410
400'S (INDUSTRIAL)	1	\$ 305,694
012-043,109 (MIXED USE/OTHER)	2	\$ 9,132,280
130-2, 106 (VACANT LAND)	5	\$ 1,393,841
TOTALS:	512	\$ 100,747,273

FY19 PP GROWTH:	CLASS	# OF ACCTS	VALUE
New Accts	501	217	\$ 889,370
	502	67	\$ 467,290
	CLASS	# OF NEW ITEMS	VALUE
Existing Accts- New Assets	501	1263	\$ 5,572,950
	502	253	\$ 3,499,990

Totals:

501	1480	\$ 6,462,320
502	320	\$ 3,967,280

Reported New Growth**Growth****505**

AT&T Corp	687,500
MCI Communications	2,200
MCI Metro Access Trans.Services	54,600
RCN Becocom LLC	39,100
Sprint Communications Company LP	1,400
TC Systems	436,800
Verizon New England	544,400
Total	1,766,000

504

National Grid (Boston Gas Co.)	6,773
NSTAR Electric Co	1,035,289
NSTAR Gas Co.	4,420,060
Total	5,462,122

TOTAL PP NEW GROWTH	\$ 17,657,722
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MASSACHUSETTS DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES
BUREAU OF LOCAL ASSESSMENT

Natick

TOWN

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019.

Property Class	(A)PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	4,864,923,700	0	0	7	258,320	47	-3,745,500	4,860,919,880
CONDOMINIUM (102)	888,124,700	0	0	2	55,800	3	777,800	888,846,700
TWO & THREE FAMILY (104 & 105)	351,378,200	0	0	1	34,500	13	-930,600	350,413,100
MULTI - FAMILY (111-125)	287,506,200	0	0	1	26,200	1	-1,545,000	285,935,000
VACANT LAND (130-132 & 106)	50,524,800	0	0	0	0	48	3,037,300	53,562,100
ALL OTHERS (103, 109, 012-018)	58,934,800	0	0	0	0	10	5,318,940	64,253,740
TOTAL RESIDENTIAL	6,501,392,400	0	0	11	374,820	122	2,912,940	6,503,930,520
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	1,528,273,400	0	0	1	1,259,000	12	-4,822,800	1,522,191,600
COMMERCIAL - CHAPTER 61, 61A, 61B	1,529,800	0	0	0	0	2	1,860	1,531,660
TOTAL COMMERCIAL	1,529,803,200	0	0	1	1,259,000	14	-4,820,940	1,523,723,260
INDUSTRIAL	43,934,900	0	0	0	0	2	-3,332,500	40,602,400
PERSONAL PROPERTY	153,871,720	0	0					
TOTAL REAL & PERSONAL	8,229,002,220	0	0					

NOTE : The information was Approved on 10/15/2018

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	Reval Perct	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
RESIDENTIAL							
SINGLE FAMILY (101)	0.06627	322,136,300	5,183,056,180	5,223,895,400	40,839,220		
CONDOMINIUM (102)	0.06815	60,576,838	949,423,538	954,687,200	5,263,662		
TWO & THREE FAMILY (104 & 105)	0.05756	20,168,642	370,581,742	371,922,000	1,340,258		
MULTI - FAMILY (111-125)	0.06778	19,380,292	305,315,292	305,504,200	188,908		
VACANT LAND (130-132 & 106)	0.02408	1,289,959	54,852,059	56,245,900	1,393,841		
ALL OTHERS (103, 109, 012-018)	0.02097	1,347,440	65,601,180	74,733,460	9,132,280		
TOTAL RESIDENTIAL	0.06533	424,899,471	6,928,829,991	6,986,988,160	58,158,169	13.05	758,964
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.01008	15,344,680	1,537,536,280	1,579,819,690	42,283,410		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00553	8,470	1,540,130	1,540,130	0		
TOTAL COMMERCIAL	0.01008	15,353,150	1,539,076,410	1,581,359,820	42,283,410	13.05	551,799
INDUSTRIAL	0.06901	2,801,906	43,404,306	43,710,000	305,694	13.05	3,989
PERSONAL PROPERTY				151,268,190	17,657,722	13.05	230,433
TOTAL REAL & PERSONAL				8,763,326,170	118,404,995		1,545,185

Community Comments:

Signatures

Board of Assessors

Molly K. Reed, Assessor , Natick , dangelo@natickma.org 508-647-6420 | 10/9/2018 7:25 PM

Janice Dangelo, Dir. of Assessing , Natick , dangelo@natickma.org 508-647-6420 | 10/9/2018 11:48 AM

Comment: Signatures on file, signing as Chairman of the BOA.

NOTE : The information was Approved on 10/15/2018

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
001	Abington	2018	1,293,608,500	3,771	343,041	6,113	102
002	Acton	2018	2,808,177,000	4,959	566,279	10,974	18
003	Acushnet	2018	925,884,500	3,314	279,386	4,029	235
004	Adams	2018	318,142,300	2,178	146,071	3,244	304
005	Agawam	2018	1,739,177,700	7,724	225,165	3,740	261
006	Alford	2018	220,899,200	303	729,040	3,747	260
007	Amesbury	2018	1,233,957,000	3,477	354,891	6,739	74
008	Amherst	2018	1,445,097,200	4,094	352,979	7,462	57
009	Andover	2018	5,281,400,200	8,612	613,261	9,591	31
010	Arlington	2018	5,243,940,900	7,994	655,985	7,957	50
011	Ashburnham	2018	513,589,154	2,437	210,746	4,931	166
012	Ashby	2018	244,069,600	1,090	223,917	4,516	197
013	Ashfield	2018	152,094,300	608	250,155	4,298	219
014	Ashland	2018	1,645,900,900	3,788	434,504	7,217	64
015	Athol	2018	495,174,600	3,361	147,330	2,883	318
016	Attleboro	2018	2,765,818,400	9,642	286,851	4,251	221
017	Auburn	2018	1,271,399,700	5,055	251,513	4,638	186
018	Avon	2018	389,364,600	1,286	302,772	5,616	122
019	Ayer	2018	500,506,400	1,600	312,817	4,514	198
020	Barnstable	2018					
021	Barre	2018	293,463,200	1,503	195,252	3,671	268
022	Becket	2018	398,434,196	1,699	234,511	2,549	326
023	Bedford	2018	2,320,856,334	3,442	674,276	9,265	34
024	Belchertown	2018	1,152,207,100	4,395	262,163	4,769	177
025	Bellingham	2018	1,379,294,320	4,688	294,218	4,240	222
026	Belmont	2018	4,541,968,000	4,525	1,003,750	12,196	14
027	Berkley	2018	714,846,400	2,070	345,336	4,842	172
028	Berlin	2018	311,033,869	787	395,215	5,770	116
029	Bernardston	2018	150,477,100	738	203,899	4,174	226
030	Beverly	2018	4,062,457,400	8,490	478,499	6,508	77
031	Billerica	2018	3,891,979,900	10,857	358,477	5,087	158
032	Blackstone	2018	558,979,500	2,118	263,919	5,144	154
033	Blandford	2018	109,326,700	512	213,529	3,752	259
034	Bolton	2018	861,783,300	1,676	514,191	10,623	22
035	Boston	2018					
036	Bourne	2018	3,286,533,350	7,775	422,705	4,455	203
037	Boxborough	2018	688,981,900	1,195	576,554	9,479	33
038	Boxford	2018	1,642,199,900	2,636	622,989	10,092	27
039	Boylston	2018	557,451,300	1,438	387,657	6,486	80
040	Braintree	2018	4,039,833,100	9,059	445,947	4,700	182
041	Brewster	2018	2,838,908,040	5,558	510,779	4,219	223
042	Bridgewater	2018	1,955,963,500	5,394	362,618	5,508	133
043	Brimfield	2018	300,855,700	1,283	234,494	4,010	237
044	Brockton	2018	4,060,768,500	16,635	244,110	3,920	244
045	Brookfield	2018	199,836,900	917	217,925	4,171	227
046	Brookline	2018					
047	Buckland	2018	121,294,500	586	206,987	3,902	246

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
048	Burlington	2018	3,142,930,800	6,582	477,504	5,071	160
049	Cambridge	2018					
050	Canton	2018	2,810,967,700	5,414	519,203	6,449	82
051	Carlisle	2018	1,381,123,700	1,707	809,094	14,701	5
052	Carver	2018	919,565,300	3,114	295,300	5,206	149
053	Charlemont	2018	81,230,900	404	201,067	4,106	231
054	Charlton	2018	1,140,799,000	4,084	279,334	3,771	257
055	Chatham	2018	5,357,527,000	5,847	916,286	4,462	201
056	Chelmsford	2018	3,611,638,377	9,040	399,518	7,175	66
057	Chelsea	2018					
058	Cheshire	2018	233,167,200	1,127	206,892	2,702	322
059	Chester	2018	78,078,600	490	159,344	3,091	311
060	Chesterfield	2018	119,132,800	521	228,662	4,491	200
061	Chicopee	2018	1,934,902,300	11,099	174,331	3,192	307
062	Chilmark	2018	2,073,396,400	1,084	1,912,727	5,260	145
063	Clarksburg	2018	103,871,600	612	169,725	2,598	324
064	Clinton	2018	605,207,870	2,402	251,960	4,278	220
065	Cohasset	2018	2,277,441,600	2,373	959,731	12,275	13
066	Colrain	2018	104,377,300	593	176,016	3,563	277
067	Concord	2018	4,656,510,200	4,591	1,014,269	14,494	7
068	Conway	2018	173,226,300	612	283,050	5,236	146
069	Cummington	2018	78,034,900	334	233,637	3,329	300
070	Dalton	2018	404,370,100	1,974	204,848	4,079	233
071	Danvers	2018	2,725,847,700	6,126	444,964	6,025	106
072	Dartmouth	2018	3,934,184,400	9,950	395,395	3,843	255
073	Dedham	2018	3,131,988,200	6,610	473,826	6,894	72
074	Deerfield	2018	395,168,100	1,420	278,287	4,439	208
075	Dennis	2018	5,155,164,890	11,632	443,188	2,810	320
076	Dighton	2018	723,417,800	2,345	308,494	4,587	190
077	Douglas	2018	797,618,300	2,694	296,072	4,758	179
078	Dover	2018	2,075,982,800	1,817	1,142,533	14,670	6
079	Dracut	2018	2,495,743,400	7,694	324,375	4,587	191
080	Dudley	2018	770,209,500	3,153	244,278	2,865	319
081	Dunstable	2018	450,671,300	1,059	425,563	7,464	56
082	Duxbury	2018	3,320,253,050	4,881	680,240	10,312	24
083	East Bridgewater	2018	1,236,085,400	3,799	325,371	5,844	111
084	East Brookfield	2018	183,877,700	802	229,274	3,545	281
085	East Longmeadow	2018	1,428,012,400	5,453	261,876	5,484	134
086	Eastham	2018	2,447,845,700	5,125	477,628	3,988	239
087	Easthampton	2018	965,826,797	4,035	239,362	3,830	256
088	Easton	2018	2,428,088,200	5,651	429,674	6,965	70
089	Edgartown	2018	4,878,357,750	3,464	1,408,302	5,450	135
090	Egremont	2018	296,117,300	770	384,568	3,700	266
091	Erving	2018	96,207,900	519	185,372	1,325	334
092	Essex	2018	533,993,390	994	537,217	8,424	44
093	Everett	2018					
094	Fairhaven	2018	1,477,700,300	5,418	272,739	3,205	306

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
095	Fall River	2018	1,959,346,900	9,027	217,054	3,173	308
096	Falmouth	2018	9,377,076,800	18,339	511,319	4,397	211
097	Fitchburg	2018	1,170,542,000	6,545	178,845	3,758	258
098	Florida	2018	47,011,000	295	159,359	1,656	332
099	Foxborough	2018	1,908,885,800	4,324	441,463	6,432	83
100	Framingham	2018	5,206,444,500	13,478	386,292	6,304	94
101	Franklin	2018	3,248,659,900	7,702	421,794	6,179	99
102	Freetown	2018	928,723,400	3,005	309,059	4,114	229
103	Gardner	2018	713,318,700	3,985	179,001	3,628	274
104	Aquinnah	2018	516,193,272	397	1,300,235	7,125	69
105	Georgetown	2018	1,053,598,160	2,478	425,181	6,752	73
106	Gill	2018	88,223,950	440	200,509	3,445	292
107	Gloucester	2018	4,008,549,800	7,204	556,434	7,195	65
108	Goshen	2018	108,983,410	495	220,169	3,439	293
109	Gosnold	2018	119,928,370	137	875,390	2,416	331
110	Grafton	2018	1,678,691,200	4,447	377,488	6,263	98
111	Granby	2018	499,233,875	2,026	246,414	4,911	168
112	Granville	2018	136,782,000	557	245,569	3,669	270
113	Great Barrington	2018	814,793,700	2,127	383,072	5,738	117
114	Greenfield	2018	708,160,057	3,868	183,082	4,107	230
115	Groton	2018	1,370,311,350	3,197	428,624	8,002	48
116	Groveland	2018	758,568,500	1,887	401,997	5,905	109
117	Hadley	2018	531,192,800	1,653	321,351	3,885	250
118	Halifax	2018	691,644,300	2,203	313,956	5,541	132
119	Hamilton	2018	1,341,266,300	2,368	566,413	9,187	35
120	Hampden	2018	457,046,300	1,751	261,020	5,220	148
121	Hancock	2018	73,543,300	311	236,474	1,059	336
122	Hanover	2018	2,059,566,300	4,190	491,543	8,002	49
123	Hanson	2018	1,000,881,000	3,157	317,035	5,019	164
124	Hardwick	2018	138,379,900	676	204,704	3,427	295
125	Harvard	2018	1,063,271,380	1,690	629,155	10,790	20
126	Harwich	2018	4,324,173,800	8,539	506,403	4,456	202
127	Hatfield	2018	305,768,600	1,004	304,550	4,136	228
128	Haverhill	2018	3,212,698,400	10,434	307,907	4,391	213
129	Hawley	2018	33,222,700	146	227,553	3,527	283
130	Heath	2018	58,793,600	331	177,624	3,874	251
131	Hingham	2018	5,019,280,800	6,226	806,181	9,489	32
132	Hinsdale	2018	197,487,700	842	234,546	3,272	303
133	Holbrook	2018	899,553,900	3,182	282,701	5,843	112
134	Holden	2018	1,829,610,800	5,938	308,119	5,426	139
135	Holland	2018	273,871,400	1,354	202,268	3,439	294
136	Holliston	2018	1,991,591,700	4,429	449,671	8,395	46
137	Holyoke	2018	973,594,624	5,326	182,800	3,497	287
138	Hopedale	2018	491,128,500	1,480	331,844	5,834	114
139	Hopkinton	2018	2,519,128,600	4,408	571,490	9,658	28
140	Hubbardston	2018	345,610,300	1,404	246,161	3,724	262
141	Hudson	2018	1,544,315,300	4,420	349,393	6,114	101

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
142	Hull	2018	1,577,352,000	3,776	417,731	5,606	124
143	Huntington	2018	144,080,600	749	192,364	3,670	269
144	Ipswich	2018	1,861,404,000	3,615	514,911	7,332	63
145	Kingston	2018	1,527,902,980	4,003	381,689	6,279	96
146	Lakeville	2018	1,314,029,800	3,825	343,537	4,669	184
147	Lancaster	2018	654,688,100	2,060	317,810	6,350	87
148	Lanesborough	2018	268,996,300	1,212	221,944	4,750	180
149	Lawrence	2018	910,805,720	4,277	212,954	3,050	313
150	Lee	2018	461,119,400	1,819	253,502	3,709	263
151	Leicester	2018	691,037,300	3,161	218,614	3,517	285
152	Lenox	2018	641,836,800	1,601	400,897	4,867	170
153	Leominster	2018	2,037,517,100	8,215	248,024	4,794	175
154	Leverett	2018	196,958,200	651	302,547	6,369	86
155	Lexington	2018	8,938,050,000	9,021	990,805	14,169	8
156	Leyden	2018	56,971,100	249	228,800	3,887	249
157	Lincoln	2018	1,749,035,400	1,522	1,149,169	15,629	2
158	Littleton	2018	1,231,673,800	2,942	418,652	7,594	54
159	Longmeadow	2018	1,898,599,500	5,449	348,431	8,481	42
160	Lowell	2018	3,259,642,880	11,873	274,542	3,951	240
161	Ludlow	2018	1,326,642,600	5,990	221,476	4,210	224
162	Lunenburg	2018	994,446,700	3,514	282,996	5,575	128
163	Lynn	2018	3,467,498,900	11,590	299,180	4,533	195
164	Lynnfield	2018	2,430,831,250	3,856	630,402	8,674	40
165	Malden	2018					
166	Manchester By The Sea	2018	1,796,879,600	1,594	1,127,277	12,434	12
167	Mansfield	2018	2,312,158,700	5,400	428,178	6,667	75
168	Marblehead	2018	4,859,399,203	6,222	781,003	8,607	41
169	Marion	2018	1,259,740,900	2,212	569,503	6,521	76
170	Marlborough	2018	2,443,219,500	7,043	346,900	5,075	159
171	Marshfield	2018	3,955,628,700	9,120	433,731	5,799	115
172	Mashpee	2018	3,543,287,800	6,961	509,020	4,540	193
173	Mattapoisett	2018	1,408,035,100	2,907	484,360	6,306	93
174	Maynard	2018	878,774,700	2,674	328,637	7,440	59
175	Medfield	2018	2,236,789,600	3,524	634,730	10,809	19
176	Medford	2018	4,000,845,800	7,872	508,238	5,204	150
177	Medway	2018	1,491,849,400	3,673	406,166	7,173	68
178	Melrose	2018	3,419,746,680	6,356	538,034	6,096	104
179	Mendon	2018	720,420,900	1,880	383,203	6,499	78
180	Merrimac	2018	609,803,100	1,637	372,513	5,871	110
181	Methuen	2018	3,344,493,890	10,782	310,192	4,426	209
182	Middleborough	2018	1,623,016,300	5,477	296,333	4,623	187
183	Middlefield	2018	36,921,400	187	197,441	3,550	279
184	Middleton	2018	1,199,490,000	2,072	578,904	8,082	47
185	Milford	2018	1,779,556,600	5,830	305,241	5,055	162
186	Millbury	2018	945,703,500	3,516	268,971	4,395	212
187	Millis	2018	835,913,400	2,183	382,920	6,900	71
188	Millville	2018	227,404,300	830	273,981	4,537	194

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
189	Milton	2018	4,725,654,300	7,169	659,179	9,103	36
190	Monroe	2018	6,208,300	65	95,512	1,243	335
191	Monson	2018	588,033,155	2,636	223,078	3,926	243
192	Montague	2018	405,361,200	2,076	195,261	3,337	299
193	Monterey	2018	392,491,700	723	542,865	4,006	238
194	Montgomery	2018	86,786,900	327	265,403	3,551	278
195	Mount Washington	2018	66,052,100	146	452,412	2,764	321
196	Nahant	2018	706,469,700	1,128	626,303	6,420	84
197	Nantucket	2018					
198	Natick	2018	4,864,923,700	8,524	570,732	7,448	58
199	Needham	2018	7,596,935,800	8,396	904,828	10,749	21
200	New Ashford	2018	23,763,500	88	270,040	2,892	317
201	New Bedford	2018	2,640,426,800	12,469	211,759	3,522	284
202	New Braintree	2018	75,763,600	295	256,826	4,510	199
203	New Marlborough	2018	337,104,100	863	390,619	4,082	232
204	New Salem	2018	92,108,100	412	223,563	4,053	234
205	Newbury	2018	1,167,515,900	2,366	493,456	5,379	141
206	Newburyport	2018	2,438,414,600	4,352	560,297	7,430	61
207	Newton	2018	18,539,122,800	16,956	1,093,367	11,830	15
208	Norfolk	2018	1,392,550,550	3,075	452,862	8,432	43
209	North Adams	2018	365,197,400	2,641	138,280	2,542	327
210	North Andover	2018	3,275,939,400	6,305	519,578	7,549	55
211	North Attleborough	2018	2,523,010,000	6,845	368,592	4,917	167
212	North Brookfield	2018	272,813,700	1,319	206,834	3,448	291
213	North Reading	2018	2,292,833,800	4,266	537,467	8,782	38
214	Northampton	2018	1,740,474,460	5,671	306,908	5,230	147
215	Northborough	2018	1,706,883,000	4,044	422,078	7,340	62
216	Northbridge	2018	1,054,246,600	3,501	301,127	3,897	248
217	Northfield	2018	221,389,100	1,070	206,906	3,695	267
218	Norton	2018	1,500,346,000	4,432	338,526	5,132	155
219	Norwell	2018	2,130,246,100	3,415	623,791	10,193	25
220	Norwood	2018	2,544,344,150	5,845	435,303	4,828	173
221	Oak Bluffs	2018	2,276,947,000	3,357	678,268	5,311	144
222	Oakham	2018	157,040,500	651	241,230	3,667	271
223	Orange	2018	305,110,400	2,081	146,617	3,217	305
224	Orleans	2018	2,979,453,900	3,799	784,273	5,200	151
225	Otis	2018	487,247,300	1,532	318,047	2,633	323
226	Oxford	2018	792,006,400	3,692	214,520	3,705	265
227	Palmer	2018	563,785,700	3,181	177,235	3,658	272
228	Paxton	2018	453,382,100	1,519	298,474	6,098	103
229	Peabody	2018	4,177,511,000	10,928	382,276	4,381	214
230	Pelham	2018	146,340,000	470	311,362	6,498	79
231	Pembroke	2018	1,956,194,000	5,235	373,676	5,564	130
232	Pepperell	2018	978,302,640	3,138	311,760	5,110	156
233	Peru	2018	65,296,700	345	189,266	3,539	282
234	Petersham	2018	103,924,200	434	239,457	3,920	245
235	Phillipston	2018	153,339,500	742	206,657	3,406	296

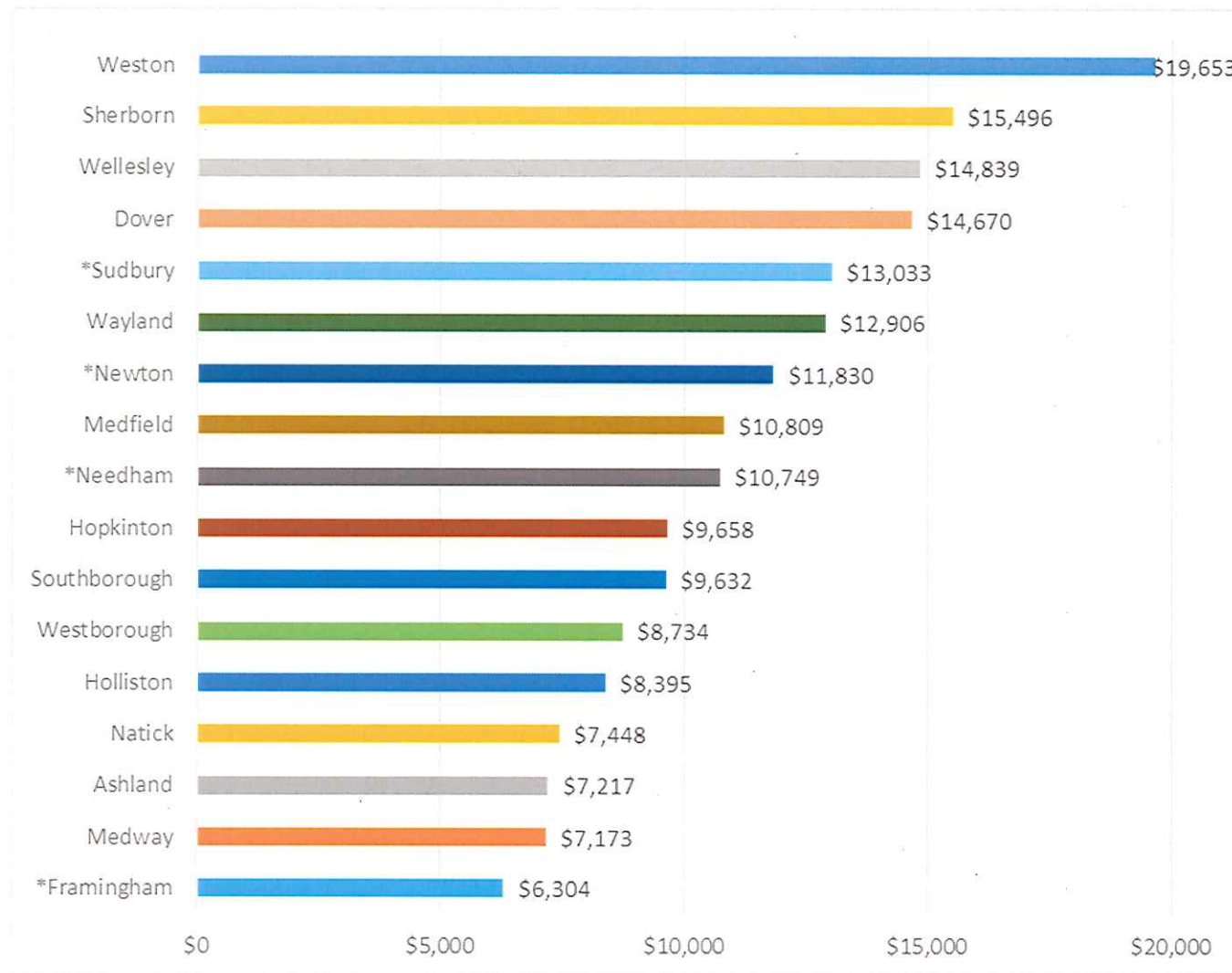
Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
236	Pittsfield	2018	2,057,572,100	11,332	181,572	3,633	273
237	Plainfield	2018	47,575,000	256	185,840	3,546	280
238	Plainville	2018	708,684,800	1,967	360,287	5,426	140
239	Plymouth	2018	6,349,381,700	18,595	341,456	5,620	121
240	Plympton	2018	327,905,600	913	359,152	6,292	95
241	Princeton	2018	417,529,400	1,219	342,518	5,919	108
242	Provincetown	2018					
243	Quincy	2018	5,883,235,100	13,684	429,935	5,735	118
244	Randolph	2018	2,195,992,150	7,194	305,253	4,847	171
245	Raynham	2018	1,340,622,200	3,736	358,839	5,347	143
246	Reading	2018					
247	Rehoboth	2018	1,458,082,500	3,792	384,515	4,603	189
248	Revere	2018	1,553,668,400	4,523	343,504	4,452	204
249	Richmond	2018	306,931,900	753	407,612	4,789	176
250	Rochester	2018	644,388,800	1,757	366,755	5,175	153
251	Rockland	2018	1,135,808,200	3,803	298,661	5,442	136
252	Rockport	2018	1,499,845,600	2,396	625,979	6,329	89
253	Rowe	2018	44,508,900	210	211,947	1,454	333
254	Rowley	2018	712,094,200	1,657	429,749	6,266	97
255	Royalston	2018	86,911,000	513	169,417	2,446	330
256	Russell	2018	102,050,120	519	196,628	4,440	207
257	Rutland	2018	704,216,850	2,609	269,918	4,894	169
258	Salem	2018	1,797,598,500	4,928	364,772	5,610	123
259	Salisbury	2018	765,850,000	2,070	369,976	4,358	216
260	Sandisfield	2018	150,480,900	592	254,191	3,378	298
261	Sandwich	2018	3,318,589,600	8,466	391,990	5,602	125
262	Saugus	2018	2,943,370,100	7,204	408,574	4,731	181
263	Savoy	2018	48,226,825	296	162,928	2,524	328
264	Scituate	2018	3,748,327,800	6,777	553,095	7,716	53
265	Seekonk	2018	1,599,040,900	4,905	326,002	4,352	217
266	Sharon	2018	2,908,196,000	5,328	545,833	10,573	23
267	Sheffield	2018	400,356,300	1,327	301,700	4,447	205
268	Shelburne	2018	120,798,300	492	245,525	3,869	252
269	Sherborn	2018	1,062,204,700	1,323	802,876	15,496	3
270	Shirley	2018	447,761,800	1,530	292,655	4,805	174
271	Shrewsbury	2018	4,094,807,258	9,323	439,216	5,560	131
272	Shutesbury	2018	180,424,600	743	242,833	5,600	126
273	Somerset	2018					
274	Somerville	2018					
275	South Hadley	2018	1,076,396,600	4,354	247,220	4,361	215
276	Southampton	2018	594,280,200	2,170	273,862	4,579	192
277	Southborough	2018	1,701,960,200	2,852	596,760	9,632	30
278	Southbridge	2018	466,323,700	2,707	172,266	3,575	276
279	Southwick	2018	806,866,400	3,066	263,166	4,605	188
280	Spencer	2018	700,549,600	3,091	226,642	3,042	314
281	Springfield	2018	3,866,015,400	26,237	147,350	2,900	316
282	Sterling	2018	816,676,600	2,524	323,564	5,675	120

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
283	Stockbridge	2018	567,696,800	1,094	518,918	5,065	161
284	Stoneham	2018	2,559,240,200	5,131	498,780	5,841	113
285	Stoughton	2018	2,275,281,400	6,615	343,958	5,094	157
286	Stow	2018	962,046,800	2,090	460,309	9,657	29
287	Sturbridge	2018	842,309,350	3,016	279,280	5,429	137
288	Sudbury	2018					
289	Sunderland	2018	214,990,200	771	278,846	4,183	225
290	Sutton	2018	1,011,057,200	2,926	345,542	5,719	119
291	Swampscott	2018	1,958,006,900	3,453	567,045	9,073	37
292	Swansea	2018	1,647,265,700	5,881	280,100	3,868	253
293	Taunton	2018	2,667,446,099	10,628	250,983	3,945	241
294	Templeton	2018	473,422,500	2,411	196,359	3,283	302
295	Tewksbury	2018	2,935,281,200	7,820	375,356	6,054	105
296	Tisbury	2018					
297	Tolland	2018	144,015,900	493	292,122	2,501	329
298	Topsfield	2018	1,093,863,600	1,876	583,083	10,122	26
299	Townsend	2018	707,552,300	2,876	246,020	4,984	165
300	Truro	2018					
301	Tyngsborough	2018	1,145,254,440	3,178	360,370	6,166	100
302	Tyringham	2018	125,884,500	250	503,538	3,505	286
303	Upton	2018	946,530,800	2,273	416,424	7,175	67
304	Uxbridge	2018	1,020,435,700	3,384	301,547	5,178	152
305	Wakefield	2018	3,111,349,800	6,242	498,454	6,455	81
306	Wales	2018	125,488,600	717	175,019	3,122	309
307	Walpole	2018	3,187,499,500	6,548	486,790	7,433	60
308	Waltham	2018					
309	Ware	2018	459,233,500	2,565	179,038	3,708	264
310	Wareham	2018	2,421,894,451	9,382	258,143	2,912	315
311	Warren	2018	230,795,700	1,281	180,168	3,121	310
312	Warwick	2018	55,557,800	333	166,840	3,610	275
313	Washington	2018	55,243,100	242	228,277	3,385	297
314	Watertown	2018					
315	Wayland	2018	2,907,678,800	4,062	715,824	12,906	10
316	Webster	2018	958,985,300	3,837	249,931	3,846	254
317	Wellesley	2018	9,061,107,000	7,297	1,241,758	14,839	4
318	Wellfleet	2018	1,888,666,130	3,083	612,607	4,399	210
319	Wendell	2018	52,993,200	320	165,604	3,471	289
320	Wenham	2018	671,021,900	1,106	606,711	11,400	16
321	West Boylston	2018	570,052,257	1,966	289,955	5,428	138
322	West Bridgewater	2018	678,753,700	2,080	326,324	5,580	127
323	West Brookfield	2018	276,499,300	1,281	215,846	3,469	290
324	West Newbury	2018	738,617,100	1,370	539,137	7,850	51
325	West Springfield	2018	1,501,635,500	6,497	231,128	3,941	242
326	West Stockbridge	2018	290,281,900	700	414,688	5,030	163
327	West Tisbury	2018	1,537,012,641	1,472	1,044,166	6,328	90
328	Westborough	2018	1,831,573,600	3,871	473,153	8,734	39
329	Westfield	2018	2,188,574,000	9,379	233,348	4,518	196

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
330	Westford	2018	3,334,158,900	6,407	520,393	8,420	45
331	Westhampton	2018	180,664,500	630	286,769	5,572	129
332	Westminster	2018	686,287,800	2,671	256,940	4,766	178
333	Weston	2018	5,275,385,800	3,358	1,570,990	19,653	1
334	Westport	2018	2,386,865,500	5,902	404,416	3,304	301
335	Westwood	2018	3,298,241,650	4,514	730,669	11,026	17
336	Weymouth	2018	4,728,075,050	13,307	355,307	4,441	206
337	Whately	2018	164,341,892	542	303,214	4,651	185
338	Whitman	2018	980,109,900	3,348	292,745	4,687	183
339	Wilbraham	2018	1,291,508,500	4,622	279,426	6,326	91
340	Williamsburg	2018	194,469,100	732	265,668	5,361	142
341	Williamstown	2018	662,757,900	1,863	355,748	6,382	85
342	Wilmington	2018	3,093,544,070	7,036	439,674	6,336	88
343	Winchendon	2018	504,310,690	2,835	177,887	3,086	312
344	Winchester	2018	5,839,715,700	5,654	1,032,847	12,590	11
345	Windsor	2018	86,440,300	449	192,517	2,591	325
346	Winthrop	2018	966,681,500	2,302	419,931	5,946	107
347	Woburn	2018	3,533,159,800	8,085	437,002	4,322	218
348	Worcester	2018	5,370,691,920	25,210	213,038	4,029	236
349	Worthington	2018	119,012,900	483	246,404	3,898	247
350	Wrentham	2018	1,533,643,500	3,461	443,121	6,310	92
351	Yarmouth	2018	4,356,718,215	12,829	339,599	3,494	288
*DLS does not have sufficient data to calculate an average single family tax bill for communities that have adopted the residential exemption (MGL c59:5C).							
**2019 rankings will not be published until all community tax rates are approved.							

Average Single Family Tax Bill Comparison

Fiscal Year 2018



* Indicates split tax rate

Massachusetts Department of Revenue							
Division of Local Services							
Municipal Databank\Local Aid Section							
FY2018 Average Single Family Tax Bill-Comparable Communities							
DOR Code	Municipality	Year	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*	Rank**
100	*Framingham	2018	5,206,444,500	13,478	386,292	6,304	94
177	Medway	2018	1,491,849,400	3,673	406,166	7,173	68
014	Ashland	2018	1,645,900,900	3,788	434,504	7,217	64
136	Holliston	2018	1,991,591,700	4,429	449,671	8,395	46
328	Westborough	2018	1,831,573,600	3,871	473,153	8,734	39
198	Natick	2018	4,864,923,700	8,524	570,732	7,448	58
139	Hopkinton	2018	2,519,128,600	4,408	571,490	9,658	28
277	Southborough	2018	1,701,960,200	2,852	596,760	9,632	30
175	Medfield	2018	2,236,789,600	3,524	634,730	10,809	19
315	Wayland	2018	2,907,678,800	4,062	715,824	12,906	10
288	*Sudbury	2018			726,900	13,033	
269	Sherborn	2018	1,062,204,700	1,323	802,876	15,496	3
199	*Needham	2018	7,596,935,800	8,396	904,828	10,749	21
207	*Newton	2018	18,539,122,800	16,956	1,093,367	11,830	15
078	Dover	2018	2,075,982,800	1,817	1,142,533	14,670	6
317	Wellesley	2018	9,061,107,000	7,297	1,241,758	14,839	4
333	Weston	2018	5,275,385,800	3,358	1,570,990	19,653	1
<p>*DLS does not have sufficient data to calculate an average single family tax bill for communities that have adopted the residential exemption (MGL c59:5C).</p> <p>**DLS does not have sufficient data to calculate Sudbury's average single family tax bill, Information provided by Sudbury Assessors Department</p> <p>***2019 rankings will not be published until all community tax rates are approved.</p>							

November 9, 2018

To: The Board of Selectmen

Re: Response to Mr. Caplin's information provided to the Selectman dated 11/4/18
suggesting the implementation of a split tax rate

From: Janice Dangelo, Director of Assessing
Eric Henderson, Assistant Assessor

In response to a concerned taxpayer, we would like to point out a few items regarding the effect of a split tax rate. The goal of the Board of Assessors is to present information so that the Board of Selectmen can make an educated decision.

The Town has reviewed classification options in the past.

A "Tax Classification Study Report" was done in 2001. Comparable communities highlighted in that report have continued to be provided within classification documents and presentations. Annually split rate options and impact scenarios are presented at the classification hearing.

Splitting the tax rate, does not affect the amount of taxes the Town can collect.

Classifying property does affect the proportions of who pays the levy, residential or commercial taxpayers.

The proportions of our tax base (levy allocation) has a large factor on the corresponding tax rates when a shift is utilized.

Based on the proportions of our tax base, for every 1% reduction in residential taxes; there is a corresponding 4% increase on commercial taxes.

While utilizing a split tax rate does affect new growth, it does not necessarily increase or decrease growth.

A split tax rate increases the tax rate on CIP property while lowering the tax rate on Residential property. A split tax rate only increases new growth in years where the percentage of new growth from the CIP class exceeds the CIP percentage share of the levy. In years where this is not the case, because of a decreased residential tax rate, new growth is actually lessened.

A split rate will increase growth in years with major commercial development. However, it will decrease growth in years with major residential development.

Classification is based on Use

Large apartment complexes are residential and would benefit from the split tax rate; they would pay less in taxes. Note that 5 out of our 10 top taxpayers are apartment properties.

Real estate taxes paid has an effect on the value of a commercial property

The primary approach to value for commercial and industrial property is the income approach. This is the approach favored and relied on by the Appellate Tax Board. In simple terms, the income approach applies a capitalization rate to annual net income to estimate market value. As taxes increase and net income decreases, the net effect lowers the value of the property.

If a shift is chosen, it would be prudent to phase it in

Implementing a 150% shift in tax burden on CIP property in one year would cause a significant increase in abatement filings; jeopardizing our overlay, along with costly litigation.

Memorandum

DATE: November 9, 2018
TO: Board of Selectmen
FROM: Jan Dangelo, Director of Assessing
RE: Additional Fiscal Year 2019
Tax Classification Materials

Please accept this memorandum with additional information for the Fiscal Year 2019 Tax Classification Hearing Process.

I have included with this memo a packet of additional information for the Board's review. The information provided will help the Board understand what will be required at the Classification Hearing on November 13th 2018 when the Board will vote and adopt a residential factor. After the vote is taken, the Department of Revenue must approve local receipts and appropriations (the Recap). The Assessors will establish the Fiscal Year 2019 tax rate and will issue third quarter tax bills.

The information included with this memorandum contains section D regarding Levy Limit and Tax Options along with a copy of the Classification Presentation that will be presented to the Board.

I am available to answer any questions prior to the classification vote on November 13th 2018. Please contact me at 508-647-6418 or via email at dangelo@natickma.org.



Town of Natick
Massachusetts

**FY2019 Classification Hearing
Documentation & Information
--- Review---**

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Supplement II:

Section D: Levy Limit and Tax Options

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Page 6)	Communities that grant Small Commercial Exemptions

Supplement III:

Fiscal Year 2019 Tax Classification Hearing- Presentation

MINIMUM RESIDENTIAL FACTOR COMPUTATION
Fiscal Year 2019

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	6,986,988,160	79.7299%	79.7299%
2. Open Space	0	0.0000%	
3. Commercial	1,581,359,820	18.0452%	20.2701%
4. Industrial	43,710,000	0.4988%	
5. Personal Property	151,268,190	1.7261%	
TOTALS	8,763,326,170	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property: $150\% \times 20.2701\%$ (Lines 3C + 4C + 5C) = **30.4052%** (Max % Share)

Minimum Share of Levy for Classes One and Two: $100\% - 30.4052\%$ (Max % Share) = **69.5948%** (Min % Share)

Minimum Residential Factor (MRF): 69.5948% (Min % Share) / 79.7299% (Lines 1C + 2C) = **87.2882%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **87.2882%**

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.

MassDOR - Massachusetts Department of Revenue

Division of Local Services

What If ... Scenario Worksheet for FY 2019

Natick - 198

CLASS	VALUE	%	
Residential	6,986,988,160	79.7299	R & O %
Open Space	0	0.0000	79.7299
Commercial	1,581,359,820	18.0452	
Industrial	43,710,000	0.4988	C I P %
Personal Property	151,268,190	1.7261	20.2701
Total	8,763,326,170	100.0000	

ENTER A LEVY

Levy	111,381,875
Single TaxRate	12.71

ENTER CIP SHIFT RANGE

Shift Range	1.00	1.50
Shift Increment %		1.00
Max Shift Allowed		1.50

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

		Share Percentages					Estimated Tax Rates			
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Res ET	Comm ET	Ind ET	PP ET
1.00	1.0000	79.7299	0.0000	18.0452	0.4988	1.7261	12.71	12.71	12.71	12.71
1.01	0.9975	79.5272	0.0000	18.2257	0.5038	1.7434	12.68	12.84	12.84	12.84
1.02	0.9949	79.3245	0.0000	18.4061	0.5088	1.7606	12.64	12.96	12.96	12.96
1.03	0.9924	79.1218	0.0000	18.5866	0.5138	1.7779	12.61	13.09	13.09	13.09
1.04	0.9898	78.9191	0.0000	18.7670	0.5188	1.7951	12.58	13.22	13.22	13.22
1.05	0.9873	78.7164	0.0000	18.9475	0.5237	1.8124	12.55	13.34	13.34	13.34
1.06	0.9847	78.5137	0.0000	19.1279	0.5287	1.8297	12.51	13.47	13.47	13.47
1.07	0.9822	78.3110	0.0000	19.3084	0.5337	1.8469	12.48	13.60	13.60	13.60
1.08	0.9797	78.1083	0.0000	19.4888	0.5387	1.8642	12.45	13.73	13.73	13.72
1.09	0.9771	77.9056	0.0000	19.6693	0.5437	1.8814	12.42	13.85	13.85	13.85
1.10	0.9746	77.7029	0.0000	19.8497	0.5487	1.8987	12.39	13.98	13.98	13.98
1.11	0.9720	77.5002	0.0000	20.0302	0.5537	1.9160	12.35	14.11	14.11	14.11
1.12	0.9695	77.2975	0.0000	20.2106	0.5587	1.9332	12.32	14.23	14.23	14.23
1.13	0.9669	77.0948	0.0000	20.3911	0.5636	1.9505	12.29	14.36	14.36	14.36

What if...CIP Shift Examples.xlsx

CIP Shift	Res Factor	Share Percentages					Estimated Tax Rates			
		Res SP	OS SP	Comm SP	Ind SP	PP SP	Res ET	Comm ET	Ind ET	PP ET
1.14	0.9644	76.8921	0.0000	20.5715	0.5686	1.9678	12.26	14.49	14.49	14.49
1.15	0.9619	76.6894	0.0000	20.7520	0.5736	1.9850	12.22	14.61	14.62	14.61
1.16	0.9593	76.4867	0.0000	20.9324	0.5786	2.0023	12.19	14.74	14.74	14.74
1.17	0.9568	76.2840	0.0000	21.1129	0.5836	2.0195	12.16	14.87	14.87	14.87
1.18	0.9542	76.0813	0.0000	21.2933	0.5886	2.0368	12.13	15.00	15.00	15.00
1.19	0.9517	75.8786	0.0000	21.4738	0.5936	2.0541	12.09	15.12	15.12	15.12
1.20	0.9492	75.6759	0.0000	21.6542	0.5986	2.0713	12.06	15.25	15.25	15.25
1.21	0.9466	75.4732	0.0000	21.8347	0.6035	2.0886	12.03	15.38	15.38	15.38
1.22	0.9441	75.2705	0.0000	22.0151	0.6085	2.1058	12.00	15.50	15.50	15.50
1.23	0.9415	75.0678	0.0000	22.1956	0.6135	2.1231	11.97	15.63	15.63	15.63
1.24	0.9390	74.8651	0.0000	22.3760	0.6185	2.1404	11.93	15.76	15.76	15.76
1.25	0.9364	74.6624	0.0000	22.5565	0.6235	2.1576	11.90	15.89	15.89	15.89
1.26	0.9339	74.4597	0.0000	22.7370	0.6285	2.1749	11.87	16.01	16.01	16.01
1.27	0.9314	74.2570	0.0000	22.9174	0.6335	2.1921	11.84	16.14	16.14	16.14
1.28	0.9288	74.0543	0.0000	23.0979	0.6385	2.2094	11.80	16.27	16.27	16.27
1.29	0.9263	73.8516	0.0000	23.2783	0.6435	2.2267	11.77	16.39	16.39	16.39
1.30	0.9237	73.6489	0.0000	23.4588	0.6484	2.2439	11.74	16.52	16.52	16.52
1.31	0.9212	73.4462	0.0000	23.6392	0.6534	2.2612	11.71	16.65	16.65	16.65
1.32	0.9186	73.2435	0.0000	23.8197	0.6584	2.2785	11.67	16.78	16.78	16.77
1.33	0.9161	73.0408	0.0000	24.0001	0.6634	2.2957	11.64	16.90	16.90	16.90
1.34	0.9136	72.8381	0.0000	24.1806	0.6684	2.3130	11.61	17.03	17.03	17.03
1.35	0.9110	72.6353	0.0000	24.3610	0.6734	2.3302	11.58	17.16	17.16	17.16
1.36	0.9085	72.4326	0.0000	24.5415	0.6784	2.3475	11.55	17.28	17.28	17.28
1.37	0.9059	72.2299	0.0000	24.7219	0.6834	2.3648	11.51	17.41	17.41	17.41
1.38	0.9034	72.0272	0.0000	24.9024	0.6883	2.3820	11.48	17.54	17.54	17.54
1.39	0.9008	71.8245	0.0000	25.0828	0.6933	2.3993	11.45	17.66	17.67	17.66
1.40	0.8983	71.6218	0.0000	25.2633	0.6983	2.4165	11.42	17.79	17.79	17.79
1.41	0.8958	71.4191	0.0000	25.4437	0.7033	2.4338	11.38	17.92	17.92	17.92
1.42	0.8932	71.2164	0.0000	25.6242	0.7083	2.4511	11.35	18.05	18.05	18.05
1.43	0.8907	71.0137	0.0000	25.8046	0.7133	2.4683	11.32	18.17	18.17	18.17
1.44	0.8881	70.8110	0.0000	25.9851	0.7183	2.4856	11.29	18.30	18.30	18.30
1.45	0.8856	70.6083	0.0000	26.1655	0.7233	2.5028	11.25	18.43	18.43	18.43
1.46	0.8831	70.4056	0.0000	26.3460	0.7282	2.5201	11.22	18.55	18.56	18.55
1.47	0.8805	70.2029	0.0000	26.5264	0.7332	2.5374	11.19	18.68	18.68	18.68
1.48	0.8780	70.0002	0.0000	26.7069	0.7382	2.5546	11.16	18.81	18.81	18.81
1.49	0.8754	69.7975	0.0000	26.8873	0.7432	2.5719	11.13	18.94	18.94	18.94
1.50	0.8729	69.5948	0.0000	27.0678	0.7482	2.5892	11.09	19.06	19.06	19.06

Number of Communities with Split Tax Rates

Fiscal Year	Number of Communities
2002	100
2003	99
2004	103
2005	107
2006	108
2007	108
2008	108
2009	107
2010	106
2011	107
2012	108
2013	110
2014	110
2015	110
2016	109
2017	109
2018	109

This data has historically been populated by reviewing the DLS databank "CIP Tax Shift" report and reviewing the utilized residential factor. That report has not been updated since 2016 and the utilized residential factor is not available through the databank. The FY2018 estimate has been generated by reviewing the DLS databank "Tax Rates by Class" report which illustrates the tax rates paid by different classes. Then, a review of non shift tax options is reviewed, such as the small commercial and residential exemptions to determine which communities are utilizing the CIP shift.

Massachusetts Department of Revenue
Division of Local Services
Municipal Databank\Local Aid Section

FY2018 Residential Exemptions Granted

Residential Exemptions	DOR Code	Percent Granted
Barnstable	020	20%
Boston	035	35%
Brookline	046	20%
Cambridge	049	30%
Chelsea	057	28%
Everett	093	25%
Malden	165	30%
Nantucket	197	25%
Provincetown	242	25%
Somerset	273	10%
Somerville	274	35%
Tisbury	296	18%
Truro	300	20%
Waltham	308	30%
Watertown	314	23%
Wellfleet	318	20%

The board may adopt a Residential Exemption of up to *35% of the average residential value.

**Via local option, changed via Municipal Modernization Act, effective FY17*

The residential class average value is \$540,800

The residential exemption shifts the tax burden within the residential class. It does not split the tax rate. Non-owner occupied and many residential properties would actually pay a higher tax.

The residential exemption works well in communities with a high percentage of non-resident property owners such as the Cape and communities with a large number of apartments and rental units. Natick does not have a high percentage of non-resident owners.

This exemption does not make sense for a community like Natick.

Massachusetts Department of Revenue
Division of Local Services
Municipal Databank\Local Aid Section

Small Commercial Exemptions

Small Commercial Exemptions	DOR Code	Percentage
Auburn	017	10.0%
Avon	018	10.0%
Bellingham	025	10.0%
Berlin	028	10.0%
Braintree	040	10.0%
Dartmouth	072	10.0%
Erving	091	10.0%
New Ashford	200	10.0%
North Attleborough	211	5.0%
Seekonk	265	10.0%
Somerset	273	10.0%
Swampscott	291	10.0%
Westford	330	10.0%
Wrentham	350	10.0%

Fourteen communities adopted a small commercial exemption in 2018

The board may approve a small commercial exemption of up to 10%

This is only available to businesses that employ less than 10 people annually (as certified by the Department of Labor and Workforce Development) and are situated in a building that is valued less than \$1,000,000.

All businesses at the property must qualify. Approximately 37 properties may qualify.

Adoption a small commercial exemption without classifying taxes would result in an effective tax rate for some commercial properties that is less than the residential rate.

This exemption does not make sense for a community like Natick.

A Case for a Split Tax in Natick

Bob Caplin

11/3/2018

Draft

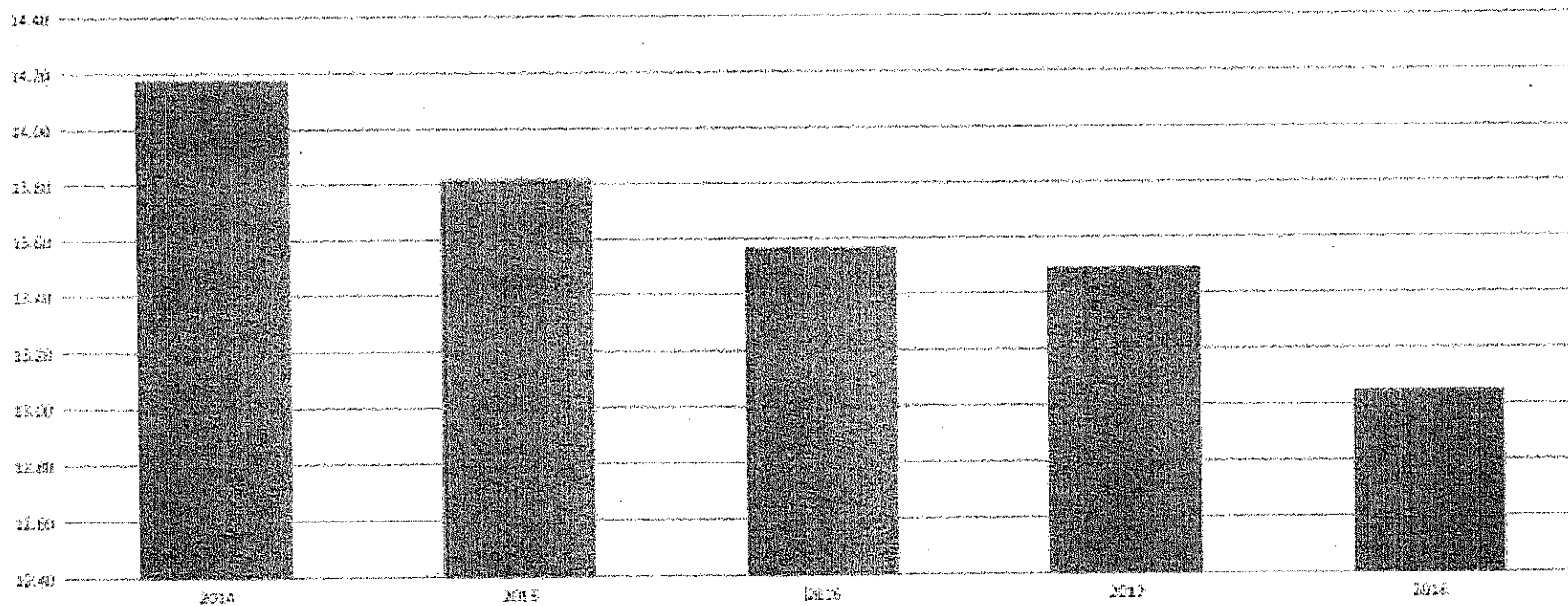
Natick Real Estate Taxes

- Market conditions combined with a single tax rate have resulted in an increased percent of tax levy paid by residents and a decreased percent of tax levy paid by commercial property owners
- From 2014 to 2018 with a single tax rate:
 - commercial class share of the tax levy declined by 9%
 - taxes on average single family homes increased by 15%
- A split tax can:
 - provide tax savings for residents
 - increase the tax levy from new commercial growth which can fund infrastructure improvements to benefit both residents and businesses
 - provide a tool for Selectmen to manage levy split and respond to market variations

Annual revaluations have caused tax rates to decline

- From 2014 -2018, revaluation adjustments have increased assessed property valuations by over 1.5 billion
- Tax rate per thousand = $\text{Tax Levy} / \text{Total Assessed Property} * 1,000$
- Total assessed property is increasing at a faster rate than the tax levy resulting in a 9% decline in tax rates from 2014 - 2018

Natick Tax Rates per thousand (2014 – 2018)

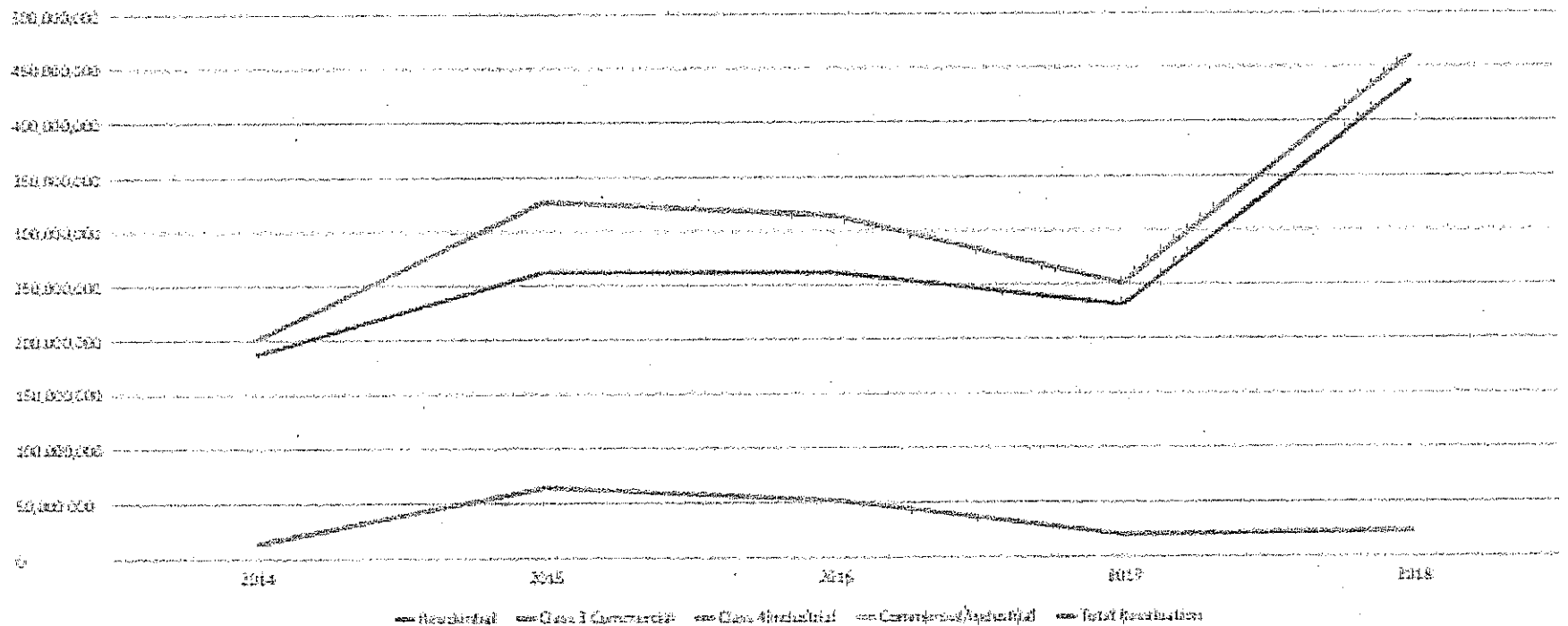


Revaluation Adjustments

- With single tax rate, % of assessed property held by each class (classification percentage) is the same as the % of the tax levy paid by each class (levy allocation)
- Residential assessments are based on market resale value (market approach)
- Commercial assessments are based on net rental income (income approach)
- In current market conditions, residential property values are increasing while commercial rents have remained consistent
- Consequently, from 2014 – 2018, 89% of revaluation adjustments have been applied to the residential class

Revaluation Adjustments by Property Class

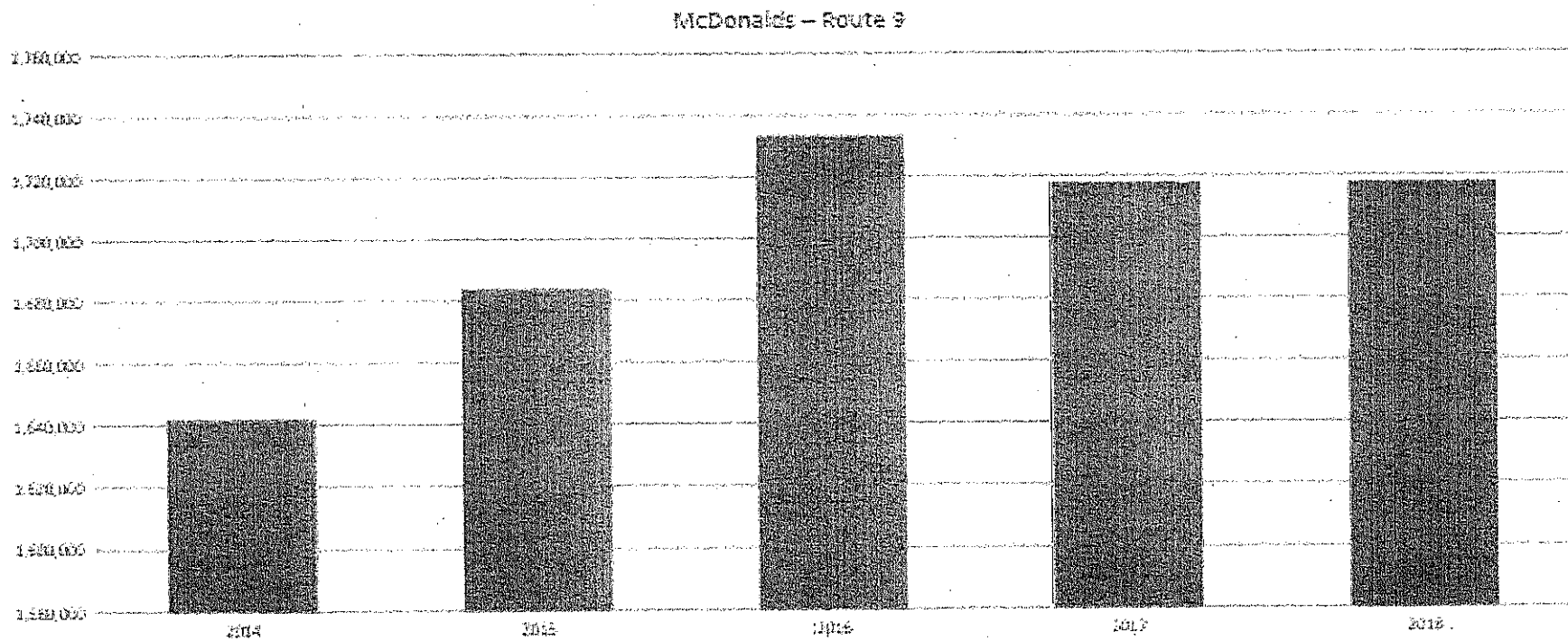
2014 - 2018



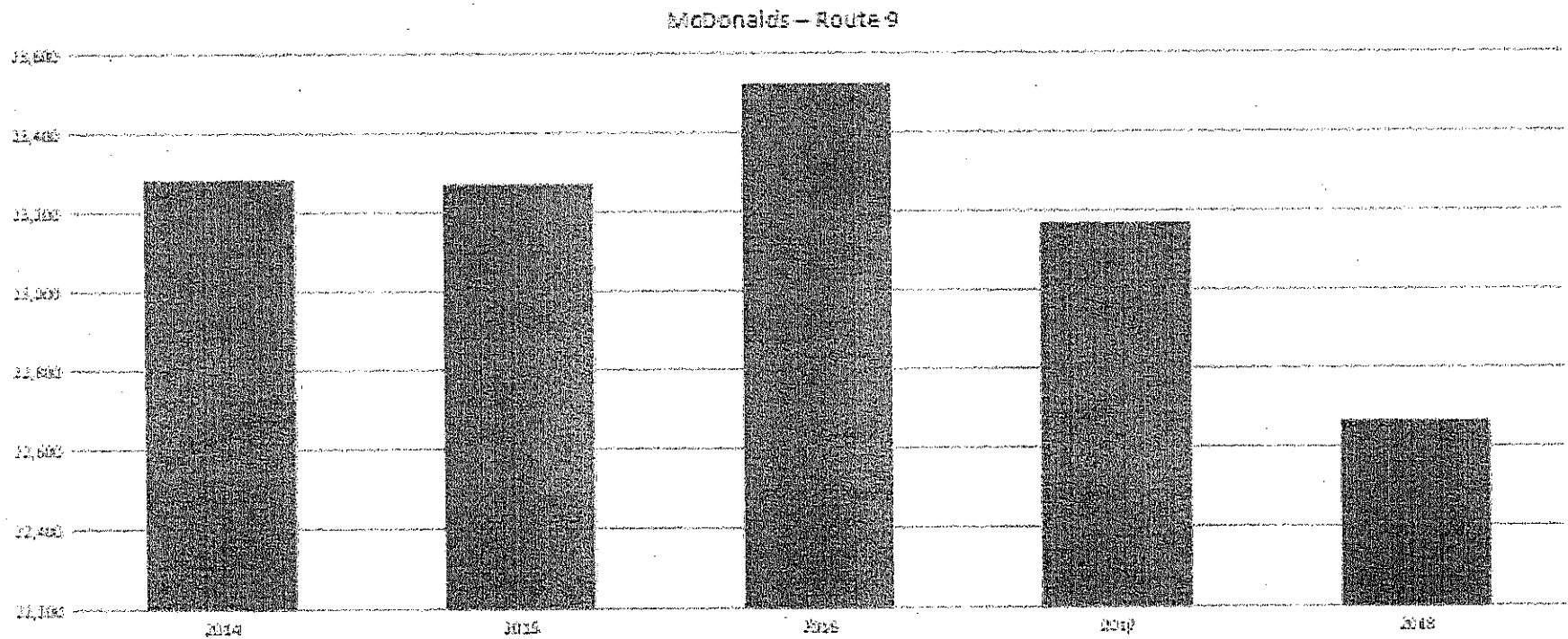
Impact of Revaluation Adjustments

- From 2014 – 2018, revaluation adjustments caused a decline in the commercial classification % from 23% to 21%, a 9% decline
- With a single tax rate, the % of assessed property held by each class (classification %) is the same as the % of the tax levy paid by each class (levy allocation)
- Therefore, when the commercial class classification % declined by 9%, the commercial class levy allocation % also declined by 9%
- From 2014 – 2018, this caused a shift of over \$2 million from commercial to residential taxpayers

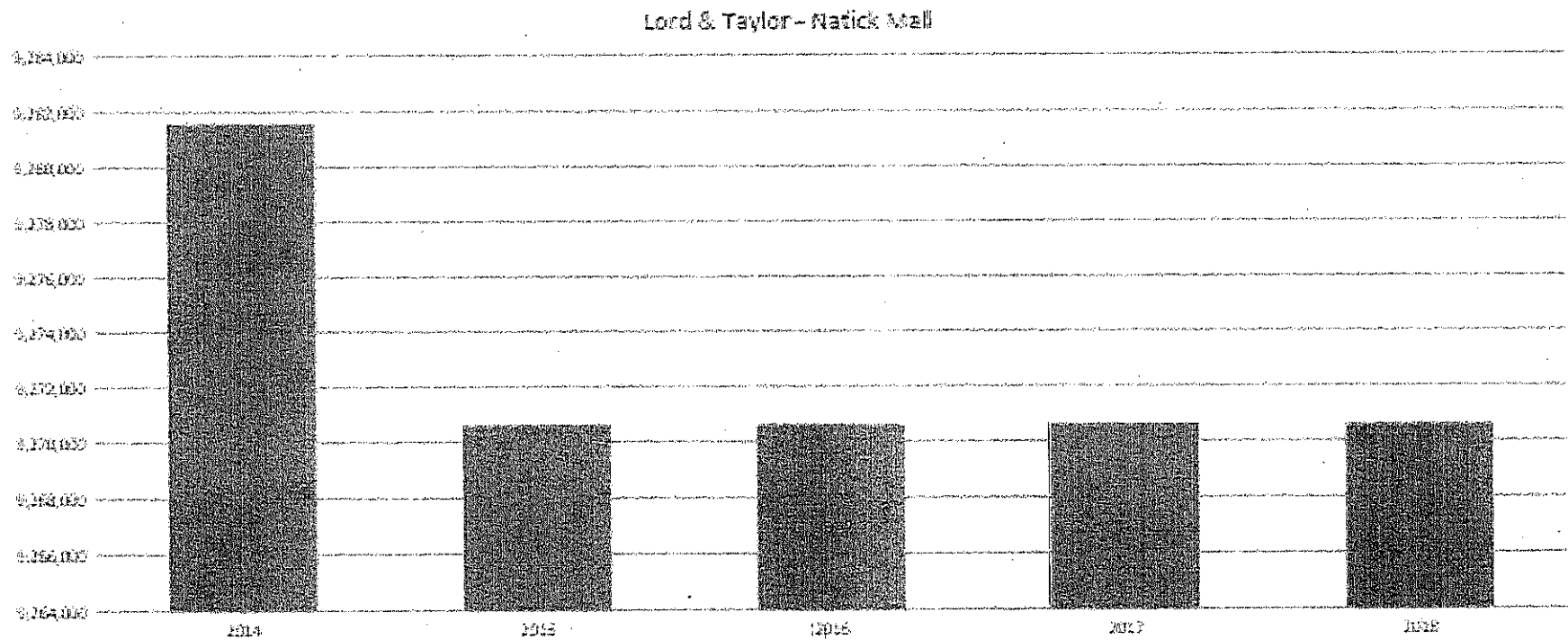
Commercial Assessment - Example 1 (2014 – 2018)



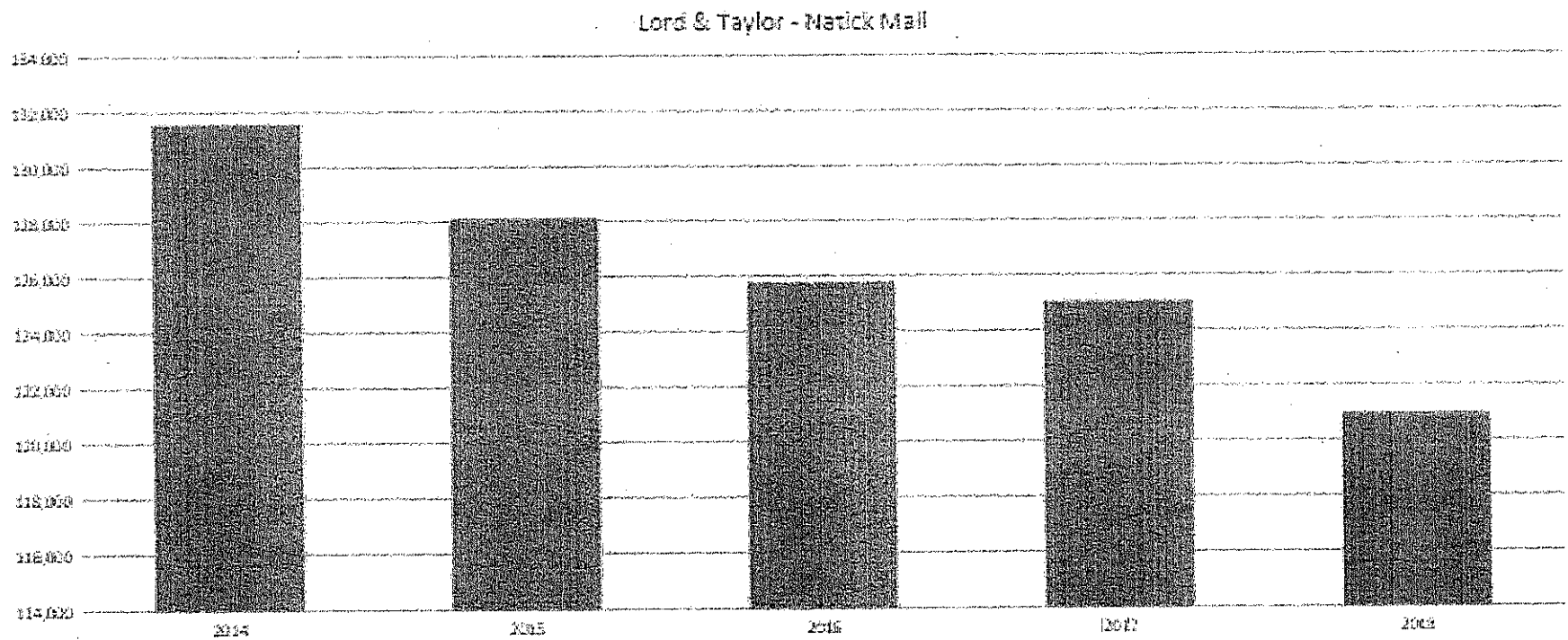
Commercial Tax Bill - Example 1 (2014 – 2018)



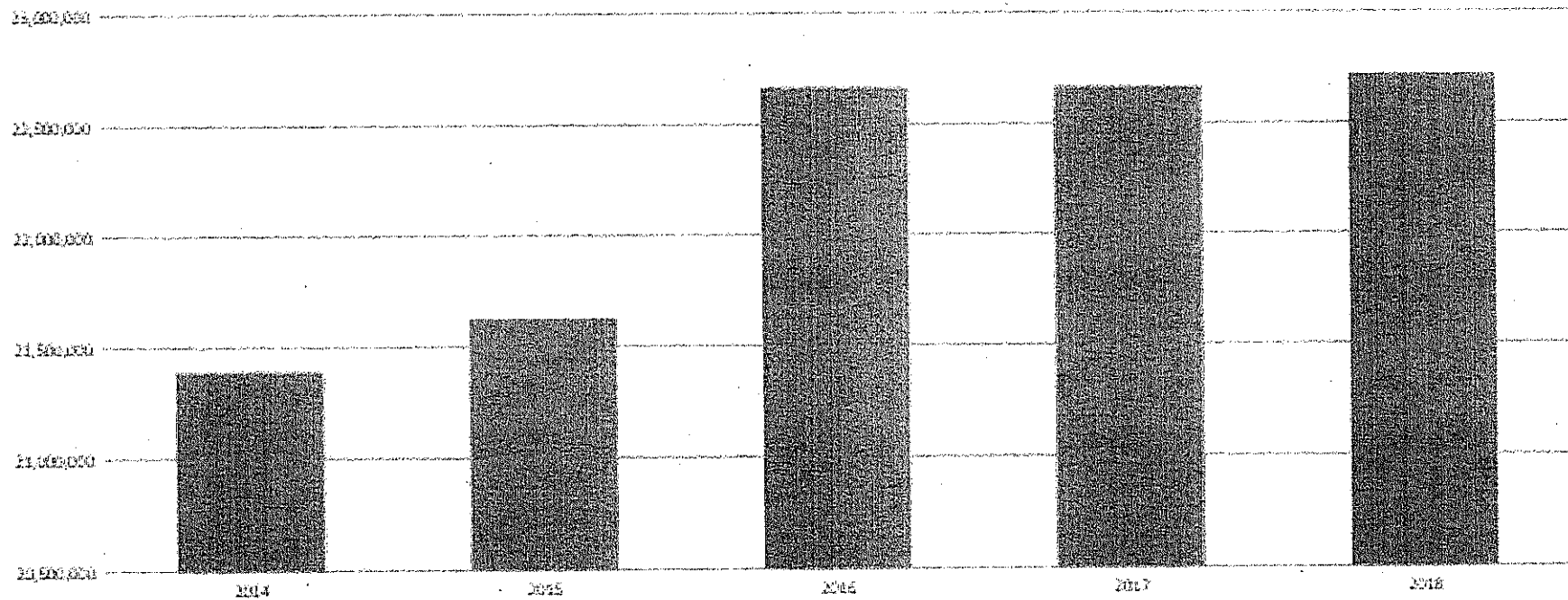
Commercial Assessment - Example 2 (2014 – 2018)



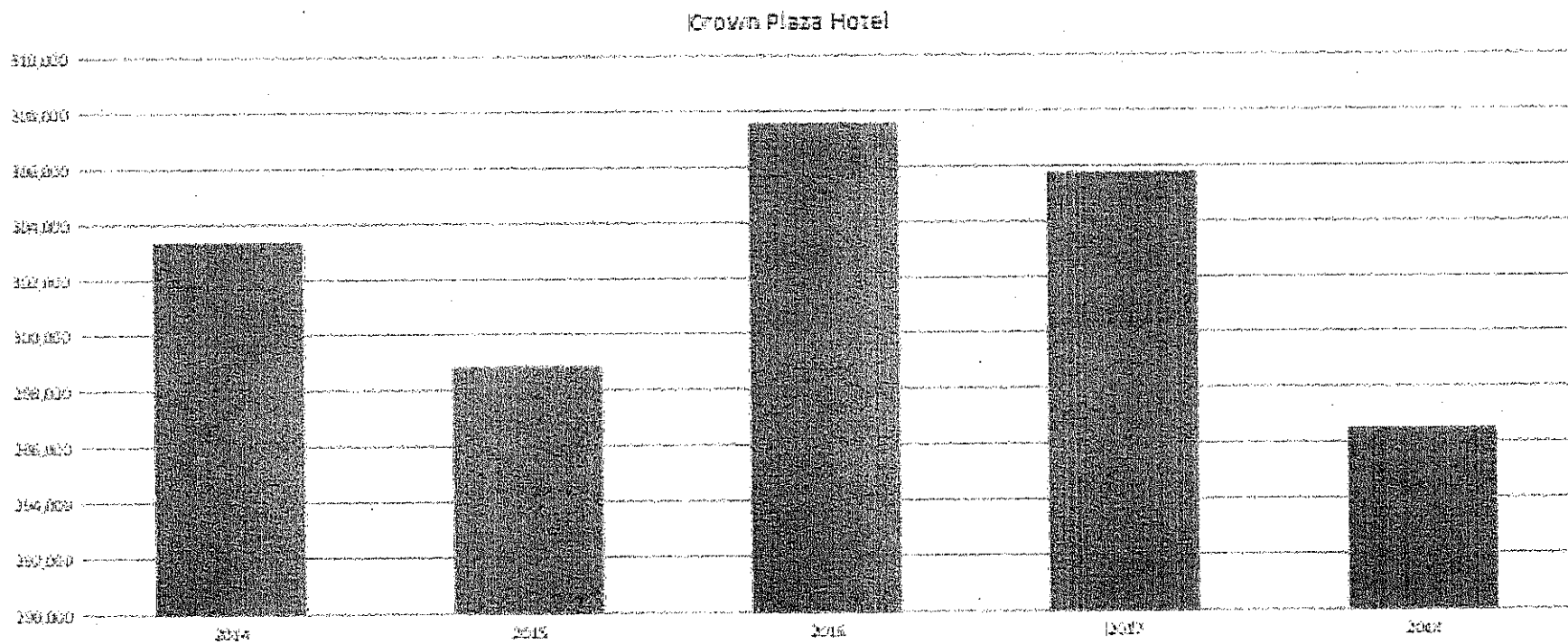
Commercial Tax Bill - Example 2 (2014 – 2018)



Commercial Assessment - Example 3 (2014 – 2018)



Commercial Tax Bill - Example 3 (2014 – 2018)



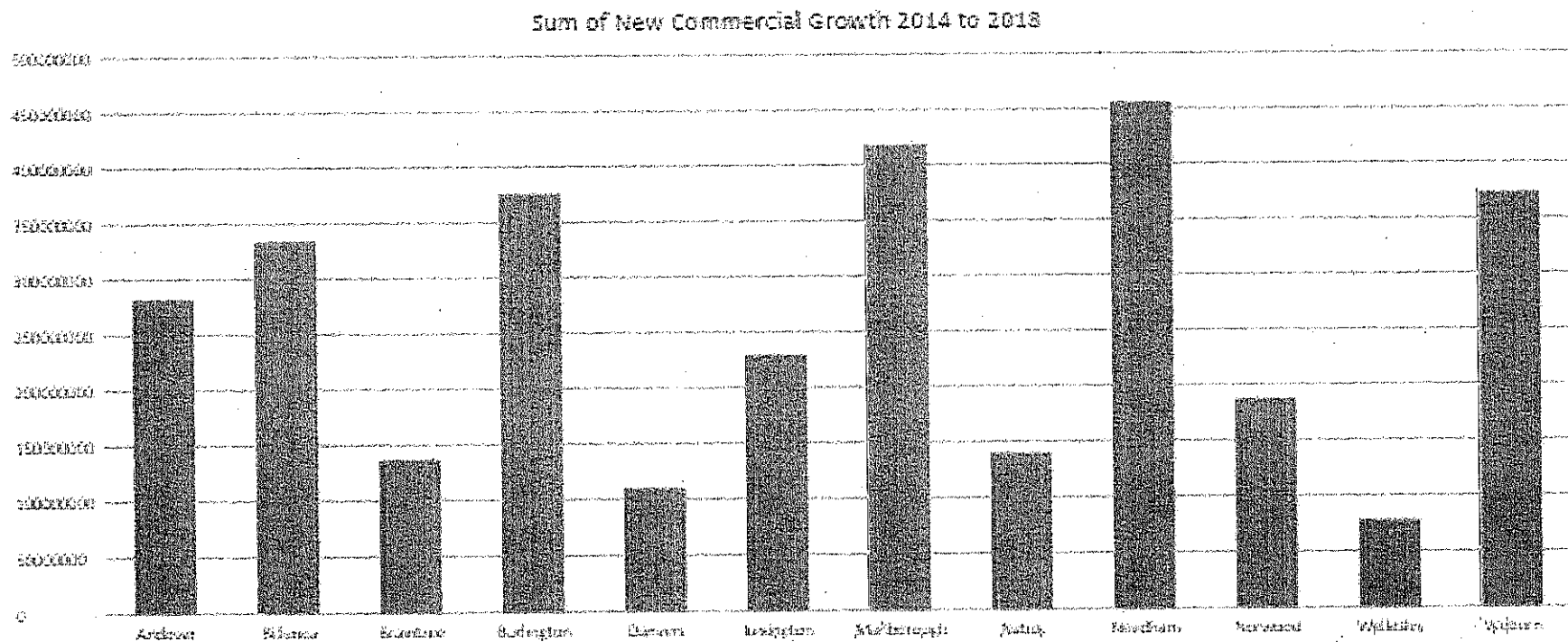
Virtually All Similar Municipalities Use a Split Tax

- The Department of Revenue Division of Local Services Municipal Databank collects data on all 351 cities and towns
- Criteria of comparison to Natick:
 - 2018 commercial property greater than \$1 billion
 - 2018 population between 25,00 and 45,000
- 13 meet these criteria
- 10 of these communities use a split tax rate
- Exceptions are Natick, Wellesley and Chelmsford

2018 Tax Rate Comparison

Municipality	Residential Tax Rate	Commercial Tax Rate
Andover	15.64	27.61
Billerica	14.19	33.65
Braintree	10.54	23.37
Burlington	10.62	27.56
Chelmsford	17.96	17.96
Danvers	13.54	21.15
Lexington	14.30	27.69
Marlborough	14.63	25.73
Natick	13.05	13.05
Needham	11.88	23.46
Norwood	11.09	22.47
Wellesley	11.95	11.95
Woburn	9.89	24.95

New Commercial Growth Comparison



Leveraging FY 2018

Municipality	Residential Assessment %	Residential Tax %	Commercial Assessment %	Commercial Tax %
Andover	81.40%	71.24%	18.60%	28.76%
Billerica	74.10%	54.70%	25.90%	45.30%
Braintree	78.40%	62.15%	21.60%	37.85%
Burlington	61.60%	38.15%	38.40%	61.85%
Chelmsford	81.70%	81.70%	18.30%	18.30%
Danvers	76.10%	67.07%	23.90%	32.93%
Lexington	88.60%	80.12%	11.40%	19.88%
Marlborough	68.60%	55.35%	31.40%	44.65%
Natick	79.00%	79.00%	21.00%	21.00%
Needham	86.80%	76.92%	13.20%	23.08%
Norwood	71.70%	55.53%	28.30%	44.47%
Wellesley	87.30%	87.33%	12.70%	12.67%
Woburn	71.00%	49.27%	29.00%	50.73%

Split Tax Myths

- *A split tax just shifts the tax burden from residential to commercial and does not increase the tax levy* – this statement fails to consider the additional tax revenue generated from new commercial growth
- *Businesses choose to locate in communities with the lowest tax rate* – studies (including Natick's) indicate that real estate taxes are not a significant factor in business location decisions. From 2014 – 2018, data from the DOR Municipal Databank indicates that municipalities that use a split tax and have higher commercial tax rates have much greater new commercial growth than Natick.
- *Businesses will flee Natick* – municipalities that have elected a split tax rate such as Hudson, Maynard and Marlborough have seen recent booms in downtown areas. Even with the maximum 150% split, Natick's commercial tax rate is lower than other similar municipalities.

Impact of Selectmen Vote

- If Natick retains a single tax rate and market conditions continue, commercial taxes will continue to decline and residential taxes will continue to increase
- In 2019, average single family home taxes will likely exceed \$8,000
- FY 2018 tax impact on average single family home (\$570,732)

Rate Factor	100%	110%	120%	130%	140%	150%
Tax	7,448	7,248	7,054	6,854	6,655	6,461
Tax Decrease	0	(200)	(394)	(594)	(793)	(987)

Chelmsford Split Tax Links

Question 6 ballot question

<http://www.townofchelmsford.us/documentcenter/view/8791>

Lowell Sun Opinion

http://www.lowellsun.com/opinion/ci_31775956/chelmsford-voters-end-tax-status-quo

Question 6 Results

http://www.lowellsun.com/breakingnews/ci_31780062/chelmsford-voters-elect-dixon-antul-newcomb-back-split

Chelmsford Tax Classification Presentations

<http://www.townofchelmsford.us/668/Tax-Classification-Presentations>

DOR Code	Municipality	Fiscal Year	Residential	Commercial	Industrial	Personal Property	Total	Residential % of Total	CIP % of Total	Total CIP
198	Natick	2014	5,071,958,730	1,359,882,270	36,485,100	121,001,510	6,589,327,610	76.97	23.03	1,517,368,880
198	Natick	2015	5,405,281,800	1,418,781,400	38,307,700	122,478,000	6,984,848,900	77.39	22.61	1,579,567,100
198	Natick	2016	5,710,234,800	1,470,137,200	39,968,900	135,373,370	7,355,714,270	77.63	22.37	1,645,479,470
198	Natick	2017	6,001,827,900	1,509,933,900	41,810,700	150,081,170	7,703,653,670	77.91	22.09	1,701,825,770
198	Natick	2018	6,501,392,400	1,529,803,200	43,934,900	153,871,720	8,229,002,220	79.01	20.99	1,727,609,820

Change
2014 to
2018

	1,429,433,670		1,639,674,610	2.03	-2.03	210,240,940
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% Change

	28.18%		24.88%	2.64%	-8.83%	13.86%
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Commercial % of total assessed property (Classification %) declined by 8.83% from 2014 to 2018.

Fiscal Year	Residential Levy	Total CIP	Total Levy	Residential Levy %	CIP Levy %
2014	71,920,375	21,516,291	93,436,666	76.97	23.03
2015	74,700,994	21,829,617	96,530,611	77.39	22.61
2016	77,487,886	22,329,157	99,817,043	77.63	22.37
2017	80,964,658	22,957,629	103,922,287	77.91	22.09
2018	84,843,171	22,545,308	107,388,479	79.01	20.99
Change					
2014 to 2018	12,922,796	1,029,017	13,951,813	2.04	-2.04
% Change	17.97%	4.78%	14.93%	2.64%	-8.84%

Commercial % of tax levy (levy allocation) declined by 8.84% from 2014 to 2018.

Split Tax Rate Impact on a Commercial Property Owner and Tenant

Property 25 Main St
Assessment FY 2019 1,463,091
Gross Rent Area 16,182

Impact on Property Owner	Single Tax Rate	Split Tax Rate	Split Tax Rate	Split Tax Rate	Split Tax Rate	Split Tax Rate
	100%	110%	120%	130%	140%	150%
FY 2018 Rate	13.05	14.36	15.66	16.97	18.27	19.58
Tax	19,093	21,003	22,912	24,821	26,731	28,640
\$ Change from single rate		1,909	3,819	5,728	7,637	9,547
% Change from single rate		10.00%	20.00%	30.00%	40.00%	50.00%
Tax per square foot	1.18	1.30	1.42	1.53	1.65	1.77

Impact on Tenant

Assumption: Real taxes are charged to tenants in direct proportion to their rented square footage

	Single Tax Rate	Split Tax Rate	Split Tax Rate	Split Tax Rate	Split Tax Rate	Split Tax Rate
	100%	110%	120%	130%	140%	150%
Rented square feet (Lemon Tree)	3,000					
Annual real estate costs	3,540	3,894	4,248	4,602	4,956	5,310
\$ Change from single rate		354	708	1,062	1,416	1,770
% Change from single rate		10.00%	20.00%	30.00%	40.00%	50.00%
Monthly real estate costs	295	324	354	383	413	442
\$ Change from single rate		29	59	88	118	147
% Change from single rate		10.00%	20.00%	30.00%	40.00%	50.00%

TAX BASE LEVY GROWTH FY 2014 - LA13
Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	[A] FY 2013 VALUE BY CLASS (Committed/LA4)	No.	[B] FY 2013 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY 2013 ADJ VALUE BASE
RESIDENTIAL								
SINGLE FAMILY (101)	3,676,320,700	0	0	21	1,983,698	40	-2,219,400	3,672,117,602
CONDOMINIUM (102)	612,880,030	0	0	3	533,700	55	2,160,700	614,507,030
TWO & THREE FAMILY (104 & 105)	258,920,100	0	0	1	76,300	16	5,732,800	264,576,600
MULTI - FAMILY (111-125)	123,774,700	0	0	0	0	1	4,230,500	128,005,200
VACANT LAND (130-132 & 106)	61,976,800	0	0	1	137,000	55	-5,937,900	55,901,900
ALL OTHERS (103, 109, 012-018)	45,205,090	0	0	0	0	0	0	45,205,090
TOTAL RESIDENTIAL	4,779,077,420	0	0	26	2,730,698	167	3,966,700	4,780,313,422
OPENSOURCE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	1,290,015,551	0	0	12	1,203,400	7	1,745,200	1,290,557,351
COMMERCIAL - CHAPTER 61, 61A, 61B	1,264,559	0	0	0	0	3	-4,300	1,260,259
TOTAL COMMERCIAL	1,291,280,110	0	0	12	1,203,400	10	1,740,900	1,291,817,610
INDUSTRIAL	40,213,000	0	0	6	601,700	3	-3,469,400	36,141,900
PERSONAL PROPERTY	118,400,530							
TOTAL REAL & PERSONAL	6,228,971,060							

Actual ()
Pro Forma ()

TAX BASE LEVY GROWTH FY 2014 - LA13
Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2014 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	0.04300	157,907,698	3,830,025,300	3,862,863,400	32,838,100		
CONDOMINIUM (102)	0.02156	13,251,470	627,758,500	645,625,800	17,867,300		
TWO & THREE FAMILY (104 & 105)	0.04451	11,775,100	276,351,700	276,960,100	608,400		
MULTI - FAMILY (111-125)	0.01623	2,077,400	130,082,600	181,306,000	51,223,400		
VACANT LAND (130-132 & 106)	0.01216	679,900	56,581,800	59,037,100	2,455,300		
ALL OTHERS (103, 109, 012-018)	0.01877	848,640	46,053,730	46,166,330	112,600		
TOTAL RESIDENTIAL	0.03902	186,540,208	4,966,853,630	5,071,958,730	105,105,100	14.34	1,507,207
OPENSOURCE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.01027	13,251,660	1,303,809,011	1,358,621,611	54,812,600		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00032	400	1,260,659	1,260,659	0		
TOTAL COMMERCIAL	0.01026	13,252,060	1,305,069,670	1,359,882,270	54,812,600	14.34	786,013
INDUSTRIAL	0.00950	343,200	36,485,100	36,485,100	0	14.34	0
PERSONAL PROPERTY				121,001,510	14,642,161	14.34	209,969
TOTAL REAL & PERSONAL				6,589,327,610	174,559,861		2,503,189

Actual ()
Pro Forma ()

NOTE : The information was Approved on 10/11/2013.

Janice Dangelo, Dir. of Assessing, Natick, 508-647-6420
assessors signature

10/4/2013 11:14 AM
date

Signing for the BOA as chairman. Signatures on file.
(comments)

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Actual ()
Pro Forma ()

TAX BASE LEVY GROWTH FY 2015 - LA13
Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	[A] FY 2014 VALUE BY CLASS (Committed/LA4)	No.	[B] FY 2014 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY 2014 ADJ VALUE BASE
RESIDENTIAL								
SINGLE FAMILY (101)	3,862,863,400	0	0	22	-943,800	66	-2,369,845	3,859,549,755
CONDOMINIUM (102)	645,625,800	0	0	1	111,600	19	3,089,400	648,603,600
TWO & THREE FAMILY (104 & 105)	276,960,100	0	0	1	20,000	15	-853,600	276,086,500
MULTI - FAMILY (111-125)	181,306,000	0	0	1	400,000	3	1,029,800	181,935,800
VACANT LAND (130-132 & 106)	59,037,100	0	0	0	0	75	2,614,210	61,651,310
ALL OTHERS (103, 109, 012-018)	46,166,330	0	0	0	0	3	-1,333,000	44,833,330
TOTAL RESIDENTIAL	5,071,958,730	0	0	25	1,475,400	181	2,176,965	5,072,660,295
OPENSOURCE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	1,358,621,611	0	0	6	1,995,200	6	-2,947,000	1,353,679,411
COMMERCIAL - CHAPTER 61, 61A, 61B	1,260,659	0	0	0	0	1	-165	1,260,494
TOTAL COMMERCIAL	1,359,882,270	0	0	6	1,995,200	7	-2,947,165	1,354,939,905
INDUSTRIAL	36,485,100	0	0	0	0	3	-1,473,600	35,011,500
PERSONAL PROPERTY	121,001,510							
TOTAL REAL & PERSONAL	6,589,327,610							

Actual ()
Pro Forma ()

TAX BASE LEVY GROWTH FY 2015 - LA13
Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2015 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	0.04607	177,817,045	4,037,366,800	4,067,880,400	30,513,600		
CONDOMINIUM (102)	0.07000	45,401,400	694,005,000	724,440,300	30,435,300		
TWO & THREE FAMILY (104 & 105)	0.08018	22,136,000	298,222,500	299,227,100	1,004,600		
MULTI - FAMILY (111-125)	0.08056	14,656,800	196,592,600	202,660,100	6,067,500		
VACANT LAND (130-132 & 106)	-0.00724	-446,410	61,204,900	62,654,900	1,450,000		
ALL OTHERS (103, 109, 012-018)	0.07883	3,534,370	48,367,700	48,419,000	51,300		
TOTAL RESIDENTIAL	0.05187	263,099,205	5,335,759,500	5,405,281,800	69,522,300	14.18	985,826
OPENSOURCE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.04529	61,312,339	1,414,991,750	1,417,520,900	2,529,150		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00000	6	1,260,500	1,260,500	0		
TOTAL COMMERCIAL	0.04525	61,312,345	1,416,252,250	1,418,781,400	2,529,150	14.18	35,863
INDUSTRIAL	0.09415	3,296,200	38,307,700	38,307,700	0	14.18	0
PERSONAL PROPERTY				122,478,000	7,553,984	14.18	107,115
TOTAL REAL & PERSONAL				6,984,848,900	79,605,434		1,128,804

Actual ()
Pro Forma ()

NOTE : The information has not been Approved and is subject to change.

Janice Dangelo, Dir. of Assessing, Natick 508-647-6420
assessors signature

10/2/2014 6:24 PM
date

Signing for the Board signatures on file, Dangelo, Reed, Hansen
(comments)

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TAX BASE LEVY GROWTH FY 2016 - LA13
Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	[A] FY 2015 VALUE BY CLASS (Committed/LA4)	No.	[B] FY 2015 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY 2015 ADJ VALUE BASE
RESIDENTIAL								
SINGLE FAMILY (101)	4,067,880,400	0	0	14	467,400	28	1,863,100	4,069,276,100
CONDOMINIUM (102)	724,440,300	0	0	2	250,000	21	4,488,400	728,678,700
TWO & THREE FAMILY (104 & 105)	299,227,100	0	0	3	123,000	4	2,328,000	301,432,100
MULTI - FAMILY (111-125)	202,660,100	0	0	2	895,900	1	-1,658,300	200,105,900
VACANT LAND (130-132 & 106)	62,654,900	0	0	2	130,700	53	-6,583,400	55,940,800
ALL OTHERS (103, 109, 012-018)	48,419,000	0	0	0	0	7	-919,800	47,499,200
TOTAL RESIDENTIAL	5,405,281,800	0	0	23	1,867,000	114	-482,000	5,402,932,800
OPENSOURCE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	1,417,520,900	0	0	8	4,114,100	4	152,000	1,413,558,800
COMMERCIAL - CHAPTER 61, 61A, 61B	1,260,500	0	0	0	0	0	0	1,260,500
TOTAL COMMERCIAL	1,418,781,400	0	0	8	4,114,100	4	152,000	1,414,819,300
INDUSTRIAL	38,307,700	0	0	0	0	1	379,400	38,687,100
PERSONAL PROPERTY	122,478,000							
TOTAL REAL & PERSONAL	6,984,848,900							

Actual ()
Pro Forma ()

TAX BASE LEVY GROWTH FY 2016 - LA13
Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2016 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	0.04908	199,712,600	4,268,988,700	4,305,760,000	36,771,300		
CONDOMINIUM (102)	0.05900	42,990,200	771,668,900	776,377,500	4,708,600		
TWO & THREE FAMILY (104 & 105)	0.01347	4,060,900	305,493,000	306,470,300	977,300		
MULTI - FAMILY (111-125)	0.06733	13,473,000	213,578,900	213,578,900	0		
VACANT LAND (130-132 & 106)	-0.01422	-795,400	55,145,400	57,337,700	2,192,300		
ALL OTHERS (103, 109, 012-018)	0.06306	2,995,200	50,494,400	50,710,400	216,000		
TOTAL RESIDENTIAL	0.04857	262,436,500	5,665,369,300	5,710,234,800	44,865,500	13.82	620,041
OPENSOURCE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.03626	51,254,800	1,464,813,600	1,468,870,400	4,056,800		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00500	6,300	1,266,800	1,266,800	0		
TOTAL COMMERCIAL	0.03623	51,261,100	1,466,080,400	1,470,137,200	4,056,800	13.82	56,065
INDUSTRIAL	0.03313	1,281,800	39,968,900	39,968,900	0	13.82	0
PERSONAL PROPERTY				135,373,370	4,712,234	13.82	65,123
TOTAL REAL & PERSONAL				7,355,714,270	53,634,534		741,229

Actual ()
Pro Forma ()

NOTE : The information was Approved on 08/31/2015.

Janice Dangelo, Dir. of Assessing, Natick, 508-647-6420
assessors signature

8/19/2015 9:44 AM
date

Signing for the Board of Assessors as chair, signatures on file.
(comments)

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Actual ()
Pro Forma ()

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2017

Property Class	(A)PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	4,305,760,000	0	0	22	1,995,400	38	1,746,600	4,305,511,200
CONDOMINIUM (102)	776,377,500	0	0	1	12,900	0	0	776,364,600
TWO & THREE FAMILY (104 & 105)	306,470,300	0	0	2	89,900	19	-11,453,200	294,927,200
MULTI - FAMILY (111-125)	213,578,900	0	0	0	0	4	2,896,300	216,475,200
VACANT LAND (130-132 & 106)	57,337,700	0	0	1	316,200	43	-6,507,700	50,513,800
ALL OTHERS (103, 109, 012-018)	50,710,400	0	0	0	0	1	-652,400	50,058,000
TOTAL RESIDENTIAL	5,710,234,800	0	0	26	2,414,400	105	-13,970,400	5,693,850,000
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	1,468,870,400	0	0	12	2,646,900	10	3,054,500	1,469,278,000
COMMERCIAL - CHAPTER 61, 61A, 61B	1,266,800	0	0	0	0	0	0	1,266,800
TOTAL COMMERCIAL	1,470,137,200	0	0	12	2,646,900	10	3,054,500	1,470,544,800
INDUSTRIAL	39,968,900	0	0	0	0	0	0	39,968,900
PERSONAL PROPERTY	135,373,370	0	0					
TOTAL REAL & PERSONAL	7,355,714,270	0	0					

NOTE : The information was Approved on 8/17/2016

LA13 Tax Base Levy Growth
Retain documentation for 5 years in case of DOR audit - Fiscal Year 2017

Property Class	Reval Perct	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
RESIDENTIAL							
SINGLE FAMILY (101)	0.03664	157,760,900	4,463,272,100	4,510,662,800	47,390,700		
CONDOMINIUM (102)	0.02905	22,555,100	798,919,700	803,429,300	4,509,600		
TWO & THREE FAMILY (104 & 105)	0.08710	25,687,500	320,614,700	321,997,300	1,382,600		
MULTI - FAMILY (111-125)	0.10758	23,289,200	239,764,400	261,437,700	21,673,300		
VACANT LAND (130-132 & 106)	-0.00710	-358,600	50,155,200	50,996,700	841,500		
ALL OTHERS (103, 109, 012-018)	0.04513	2,259,100	52,317,100	53,304,100	987,000		
TOTAL RESIDENTIAL	0.04060	231,193,200	5,925,043,200	6,001,827,900	76,784,700	13.57	1,041,968
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.01248	18,330,700	1,487,608,700	1,508,656,800	21,048,100		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00813	10,300	1,277,100	1,277,100	0		
TOTAL COMMERCIAL	0.01247	18,341,000	1,488,885,800	1,509,933,900	21,048,100	13.57	285,623
INDUSTRIAL	0.04275	1,708,700	41,677,600	41,810,700	133,100	13.57	1,806
PERSONAL PROPERTY				150,081,170	13,076,567	13.57	177,449
TOTAL REAL & PERSONAL				7,703,653,670	111,042,467		1,506,846

Community Comments:

Signatures

Board of Assessors

Janice Dangelo, Dir. of Assessing , Natick , dangelo@natickma.org 508-647-6420 | 8/15/2016 4:48 PM

Comment: Signing for BOA, signatures on file

NOTE : The information was Approved on 8/17/2016

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2018

Property Class	(A) PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	4,510,662,800	0	0	22	663,000	40	2,128,400	4,512,128,200
CONDOMINIUM (102)	803,429,300	0	0	1	164,950	3	-724,000	802,540,350
TWO & THREE FAMILY (104 & 105)	321,997,300	0	0	0	0	10	-4,359,900	317,637,400
MULTI - FAMILY (111-125)	261,437,700	0	0	1	469,000	0	0	260,968,700
VACANT LAND (130-132 & 106)	50,996,700	0	0	3	304,150	47	-2,283,400	48,409,150
ALL OTHERS (103, 109, 012-018)	53,304,100	0	0	0	0	2	-438,800	52,865,300
TOTAL RESIDENTIAL	6,001,827,900	0	0	27	1,601,100	102	-5,677,700	5,994,549,100
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	1,508,656,800	0	0	3	7,111,850	8	-1,037,000	1,500,507,950
COMMERCIAL - CHAPTER 61, 61A, 61B	1,277,100	0	0	0	0	1	-6,700	1,270,400
TOTAL COMMERCIAL	1,509,933,900	0	0	3	7,111,850	9	-1,043,700	1,501,778,350
INDUSTRIAL	41,810,700	0	0	0	0	4	-88,500	41,722,200
PERSONAL PROPERTY	150,081,170	0	0					
TOTAL REAL & PERSONAL	7,703,653,670	0	0					

NOTE : The information was Approved on 9/7/2017

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2018

Property Class	Reval Perct	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
RESIDENTIAL							
SINGLE FAMILY (101)	0.06882	310,513,900	4,822,642,100	4,864,923,700	42,281,600		
CONDOMINIUM (102)	0.09846	79,018,750	881,559,100	888,124,700	6,565,600		
TWO & THREE FAMILY (104 & 105)	0.09826	31,211,800	348,849,200	351,378,200	2,529,000		
MULTI - FAMILY (111-125)	0.04546	11,863,000	272,831,700	287,506,200	14,674,500		
VACANT LAND (130-132 & 106)	0.03252	1,574,450	49,983,600	50,524,800	541,200		
ALL OTHERS (103, 109, 012-018)	0.06477	3,424,200	56,289,500	58,934,800	2,645,300		
TOTAL RESIDENTIAL	0.07300	437,606,100	6,432,155,200	6,501,392,400	69,237,200	13.49	934,010
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.01413	21,194,850	1,521,702,800	1,528,273,400	6,570,600		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.20419	259,400	1,529,800	1,529,800	0		
TOTAL COMMERCIAL	0.01429	21,454,250	1,523,232,600	1,529,803,200	6,570,600	13.49	88,637
INDUSTRIAL	0.04231	1,765,400	43,487,600	43,934,900	447,300	13.49	6,034
PERSONAL PROPERTY				153,871,720	10,612,497	13.49	143,163
TOTAL REAL & PERSONAL				8,229,002,220	86,867,597		1,171,844

Community Comments:

Signatures

Board of Assessors

Janice Dangelo, Dir. of Assessing , Natick , dangelo@natickma.org 508-647-6420 | 9/6/2017 2:37 PM

Comment: Signing for the BOA as Chair, signatures on file.

NOTE : The information was Approved on 9/7/2017

Town of Natick
Revaluation Adjustment - Form LA13
Fiscal Years 2014 to 2018

Revaluation Adjustment by Property Class by Year	2014	2015	2016	2017	2018	Totals	% Comments - 2014 to 2018
Residential	186,540,208	263,099,205	262,436,500	231,193,200	437,606,100	1,380,875,213	88.81% applied to residential
Commercial/Industrial	13,595,860	64,608,545	52,542,900	20,049,700	23,219,650	174,016,655	11.19% commercial/Industrial
Total Revaluation	200,136,068	327,707,750	314,979,400	251,242,900	460,825,750	1,554,891,868	100.00% Total Revaluation
Assessment % Increase							
Residential	3.90%	5.19%	4.86%	4.06%	7.30%		
Commercial/Industrial	0.94%	4.28%	3.33%	1.22%	1.37%		
Tax Rates:	2014	2015	2016	2017	2018		
by Year	14.18	13.82	13.57	13.49	13.05		
Change from prior year	-0.16	-0.36	-0.25	-0.08	-0.44	-1.29%	tax rate \$ decline
Percent change	-1.12%	-2.54%	-1.81%	-0.59%	-3.26%	-9.00%	tax rate % decline
Impact of Revaluation Adjustment - Shift of taxes to Residential Class							
Prior FY CIP Property	1,446,360,040	1,510,952,915	1,575,984,400	1,645,887,070	1,693,581,720		
Revaluation Adjustment applied to CIP Class	13,595,860	64,608,545	52,542,900	20,049,700	23,219,650		
Total CIP Property before new growth	1,459,955,900	1,575,561,460	1,628,527,300	1,665,936,770	1,716,801,370		
Reduction in CIP Taxes	-233,593	-567,202	-407,132	-133,275	-755,393	-2,096,594	
Increase in Residential Taxes	233,593	567,202	407,132	133,275	755,393	2,096,594	Tax shift to residential class
Cumulative Increase with 2.5%	239,433	826,801	1,264,781	1,433,007	2,243,110	2,243,110	Tax shift to residential class after

Bob Caplin
11/3/2018

FY 2018 Revaluation Adjustment by Property Class

Property Class	FY 2017 - Adjusted Value Base	FY 2018 - Revaluation Adjustment	% Revaluation Adjustment Increase	% of Total Revaluation
Class 1 Residential	5,994,549,100	437,606,100	7.30%	94.9613%
Class 3 Commercial	1,501,778,350	21,454,250		4.66%
Class 4 Industrial	41,722,200	1,765,400		0.38%
Class 5 Personal Property	150,081,170			
Total CIP	1,693,581,720	23,219,650	1.3710%	5.0387%
Total	7,688,130,820	460,825,750		100.0000%

Tax shift calculation

Tax rate fy 2018	13.05	
Tax rate fy 2017	13.49	
Tax rate change	(0.44)	-3.26%

Total CIP property	1,716,801,370
Reduction in CIP taxes	(755,393)
Increase in residential taxes	755,393

FY 2017 Revaluation Adjustment by Property Class

Property Class	FY 2016 - Adjusted Value Base	FY 2017 - Revaluation Adjustment	% Revaluation Adjustment Increase	% of Total Revaluation
Class 1 Residential	5,693,850,000	231,193,200	4.0604%	92.0198%
Class 3 Commercial	1,470,544,800	18,341,000		
Class 4 Industrial	39,968,900	1,708,700		
Class 5 Personal Property	135,373,370			
Total CIP	1,645,887,070	20,049,700	1.2182%	7.9802%
Total	7,339,737,070	251,242,900		100.0000%

Tax shift calculation

Tax rate fy 2017	13.49
Tax rate fy 2016	13.57
Tax rate change	(0.08)

Total CIP property	1,665,936,770
Reduction in CIP taxes	(133,275)
Increase in residential taxes	133,275

FY 2016 Revaluation Adjustment by Property Class

Property Class	FY 2015- Adjusted Value Base	FY 2016 - Revaluation Adjustment	% Revaluation Adjustment Increase	% of Total Revaluation
Class 1 Residential	5,402,932,800	262,436,500	4.8573%	83.3186%
Class 3 Commercial	1,414,819,300	51,261,100		
Class 4 Industrial	38,687,100	1,281,800		
Class 5 Personal Property	122,478,000			
Total CIP	1,575,984,400	52,542,900	3.3340%	16.6814%
Total	6,978,917,200	314,979,400		100.0000%

Tax shift calculation

Tax rate fy 2016	13.57
Tax rate fy 2015	13.82
Tax rate change	(0.25)

Total CIP property	1,628,527,300
Reduction in CIP taxes	(407,132)
Increase in residential taxes	407,132

FY 2015 Revaluation Adjustment by Property Class

Property Class	FY 2014- Adjusted Value Base	FY 2015 - Revaluation Adjustment	% Revaluation Adjustment Increase	% of Total Revaluation
Class 1 Residential	5,072,660,295	263,099,205	5.1866%	80.2847%
Class 3 Commercial	1,354,939,905	61,312,345		
Class 4 Industrial	35,011,500	3,296,200		
Class 5 Personal Property	121,001,510			
Total CIP	1,510,952,915	64,608,545	4.2760%	19.7153%
Total	6,583,613,210	327,707,750		100.0000%

Tax shift calculation

Tax rate fy 2015	13.82
Tax rate fy 2014	14.18
Tax rate change	(0.36)

Total CIP property	1,575,561,460
Reduction in CIP taxes	(567,202)
Increase in residential taxes	567,202

FY 2014 Revaluation Adjustment by Property Class

Property Class	FY 2013 Adjusted Value Base	FY 2014 - Revaluation Adjustment	% Revaluation Adjustment Increase	% of Total Revaluation
Class 1 Residential	4,780,313,422	186,540,208	3.9023%	93.2067%
Class 3 Commercial	1,291,817,610	13,252,660		
Class 4 Industrial	36,141,900	343,200		
Class 5 Personal Property	118,400,530			
Total CIP	1,446,360,040	13,595,860	0.9400%	6.7933%
Total	6,226,673,462	200,136,068		100.0000%

Tax shift calculation

Tax rate fy 2014	14.18
Tax rate fy 2013	14.34
Tax rate change	(0.16)

Total CIP property	1,459,955,900
Reduction in CIP taxes	(233,593)
Increase in residential taxes	233,593

Municipalities with Split Tax Rates

#	Municipality	2018 Residential Rate	2018 Commercial Rate	Difference	% Difference
1	Acushnet	14.42	18.50	4.08	28.29%
2	Adams	22.21	25.52	3.31	14.90%
3	Agawam	16.61	31.47	14.86	89.46%
4	Andover	15.64	27.61	11.97	76.53%
5	Attleboro	14.82	20.22	5.40	36.44%
6	Auburn	18.44	24.18	5.74	31.13%
7	Avon	18.55	35.06	16.51	89.00%
8	Ayer	14.43	31.00	16.57	114.83%
9	Bedford	13.74	30.38	16.64	121.11%
10	Bellingham	14.41	20.81	6.40	44.41%
11	Berlin	14.60	23.36	8.76	60.00%
12	Beverly	13.60	25.72	12.12	89.12%
13	Billerica	14.19	33.65	19.46	137.14%
14	Boston	10.48	25.20	14.72	140.46%
15	Braintree	10.54	23.37	12.83	121.73%
16	Brockton	16.06	33.23	17.17	106.91%
17	Brookline	9.46	15.72	6.26	66.17%
18	Burlington	10.62	27.56	16.94	159.51%
19	Cambridge	6.29	14.81	8.52	135.45%
20	Canton	12.42	25.86	13.44	108.21%
21	Carver	17.63	27.16	9.53	54.06%
22	Chelsea	14.10	29.74	15.64	110.92%
23	Chicopee	18.31	34.65	16.34	89.24%
24	Clinton	16.98	30.73	13.75	80.98%
25	Danvers	13.54	21.15	7.61	56.20%
26	Dartmouth	9.72	15.85	6.13	63.07%
27	Dedham	14.55	30.68	16.13	110.86%
28	Dighton	14.87	27.39	12.52	84.20%
29	Erving	7.15	11.63	4.48	62.66%
30	Everett	13.78	33.74	19.96	144.85%
31	Fairhaven	11.75	23.76	12.01	102.21%
32	Fall River	14.62	31.12	16.50	112.86%
33	Fitchburg	21.01	24.37	3.36	15.99%
34	Florida	10.39	29.96	19.57	188.35%
35	Foxborough	14.57	18.15	3.58	24.57%
36	Framingham	16.32	35.39	19.07	116.85%
37	Freetown	13.31	21.42	8.11	60.93%
38	Gloucester	12.93	13.36	0.43	3.33%
39	Hanover	16.28	17.05	0.77	4.73%
40	Haverhill	14.26	25.19	10.93	76.65%
41	Holbrook	20.67	38.65	17.98	86.99%
42	Holyoke	19.13	39.69	20.56	107.48%
43	Hopedale	17.58	28.24	10.66	60.64%
44	Hudson	17.50	35.18	17.68	101.03%
45	Lawrence	14.32	30.82	16.50	115.22%
46	Lenox	12.14	14.98	2.84	23.39%
47	Lexington	14.30	27.69	13.39	93.64%
48	Lincoln	13.60	17.88	4.28	31.47%
49	Littleton	18.14	28.03	9.89	54.52%

50	Lowell	14.39	29.34	14.95	103.89%
51	Lynn	15.15	29.45	14.30	94.39%
52	Lynnfield	13.76	17.08	3.32	24.13%
53	Malden	14.09	21.84	7.75	55.00%
54	Mansfield	15.57	21.42	5.85	37.57%
55	Marlborough	14.63	25.73	11.10	75.87%
56	Maynard	22.64	31.10	8.46	37.37%
57	Medford	10.24	19.76	9.52	92.97%
58	Melrose	11.33	19.36	8.03	70.87%
59	Methuen	14.27	28.11	13.84	96.99%
60	Middleborough	15.60	16.57	0.97	6.22%
61	Milford	16.56	31.06	14.50	87.56%
62	Milton	13.81	21.90	8.09	58.58%
63	Monroe	13.01	26.63	13.62	104.69%
64	Montague	17.09	25.92	8.83	51.67%
65	Nantucket	3.53	5.97	2.44	69.12%
66	Needham	11.88	23.46	11.58	97.47%
67	New Bedford	16.63	35.65	19.02	114.37%
68	Newton	10.82	20.62	9.80	90.57%
69	North Adams	18.38	39.85	21.47	116.81%
70	North Andover	14.53	21.34	6.81	46.87%
71	North Attleborough	13.34	13.37	0.03	0.22%
72	Norwood	11.09	22.47	11.38	102.61%
73	Peabody	11.46	24.11	12.65	110.38%
74	Pittsfield	20.01	39.98	19.97	99.80%
75	Plainville	15.06	17.57	2.51	16.67%
76	Quincy	13.34	27.04	13.70	102.70%
77	Randolph	15.88	30.39	14.51	91.37%
78	Raynham	14.90	20.60	5.70	38.26%
79	Reading	13.87	13.92	0.05	0.36%
80	Revere	12.96	25.36	12.40	95.68%
81	Rowe	6.86	14.73	7.87	114.72%
82	Russell	22.58	26.05	3.47	15.37%
83	Salem	15.38	29.97	14.59	94.86%
84	Saugus	11.58	24.58	13.00	112.26%
85	Seekonk	13.35	28.52	15.17	113.63%
86	Somerset	16.96	29.02	12.06	71.11%
87	Somerville	11.31	18.21	6.90	61.01%
88	Springfield	19.68	39.28	19.60	99.59%
89	Stoneham	11.71	22.35	10.64	90.86%
90	Stoughton	14.81	26.14	11.33	76.50%
91	Sudbury	17.93	24.30	6.37	35.53%
92	Swampscott	16.00	28.83	12.83	80.19%
93	Swansea	13.81	23.71	9.90	71.69%
94	Taunton	15.72	34.43	18.71	119.02%
95	Tewksbury	16.13	27.74	11.61	71.98%
96	Wakefield	12.95	25.61	12.66	97.76%
97	Walpole	15.27	20.33	5.06	33.14%
98	Waltham	12.61	27.97	15.36	121.81%
99	Watertown	13.47	24.63	11.16	82.85%
100	Webster	15.39	16.40	1.01	6.56%
101	West Bridgewater	17.10	28.58	11.48	67.13%
102	West Springfield	17.05	32.90	15.85	92.96%
103	Westfield	19.36	36.82	17.46	90.19%

104	Westford	16.18	16.38	0.20	1.24%
105	Westwood	15.09	29.30	14.21	94.17%
106	Weymouth	12.50	19.67	7.17	57.36%
107	Wilmington	14.41	32.46	18.05	125.26%
108	Woburn	9.89	24.95	15.06	152.28%
109	Worcester	18.91	34.03	15.12	79.96%
110	Wrentham	14.24	18.25	4.01	28.16%

November 7, 2018

Dear Board of Selectmen,

Thank you for the opportunity to provide comments for the Fiscal Year 2019 Tax Classification Hearing.

In the past five years, market conditions combined with Natick's use of a single tax rate, has resulted in a trend where residential property owners are paying an increasing share of the Town's tax levy and commercial property owners are paying a decreasing share. From 2014 to 2018, taxes on the average single-family home increased by 15% while the commercial share of the levy declined by 9% and Natick businesses, including McDonald's and the Natick Mall have seen their taxes decline.

Annual revaluation adjustments mirror market conditions and impact the percent of the tax levy paid by each property class. From 2014 to 2018, revaluation adjustments exceeded \$1.5 billion which caused the tax rate to decline by 9%. Market conditions caused residential assessments (which are based on market values) to soar, while commercial assessments (which are based on net rental income) to remain relatively stable. Stable commercial assessments times declining tax rates result in lower commercial taxes and a corresponding decline in the percent of the tax levy paid by the commercial class. When the commercial class share of the tax levy decreases, the residential class share increases.

The fiscal year 2019 revaluation approved by the Department of Revenue reflects current market conditions. Revaluation adjustments of \$440 million increased total assessments by 5.5% with \$425 million of the adjustments (96.5%) applied to residential property owners. These results are consistent with recent years and when combined with a single tax rate will cause a fiscal year 2019 tax rate decline and result in a further tax levy shift from commercial to residential taxpayers.

Selectmen have the option to vote for a split tax for fiscal year 2019 to modify the percent of the tax levy paid by residential and commercial property owners and correct for market conditions. In Natick, market conditions combined with a single tax rate, have caused the tax levy to continuously shift from commercial to residential taxpayers. A split tax would reverse this trend and is used by virtually all similar towns to Natick.

The concern that businesses will not locate or flee is not borne out by experience or research studies. New commercial growth data indicate that real estate taxes are not a material factor in business location/relocation decisions.

It's time for Selectmen to more equitably distribute the tax burden and provide relief to residential taxpayers. Selectmen can vote for a tax rate between 100% and 150%. I recommend a middle ground split of 130% which will shift about \$7 million and will reduce an average single single-family tax bill by about \$600. With a 130% split, Natick's commercial tax rate will still be considerably lower than similar towns. In future years, market conditions should be monitored, and adjustments made accordingly.

Sincerely,

Bob Caplin
5 Crest Road
bobcaplin@gmail.com

ITEM TITLE: Treasurer: Establish Useful Life for Equipment in Anticipation of Borrowing
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Vote of the Board	11/8/2018	Cover Memo

Vote of the Board of Selectmen

I, the Clerk of the Board of Selectmen of the Town of Natick, Massachusetts, certify that at a meeting of the board held on November 13, 2018, of which meeting all members of the board were duly notified and at which a quorum was present, the following vote was unanimously passed, all of which appears upon the official record of the board in my custody:

Voted: that the maximum useful life of the departmental equipment and capital improvements listed below to be financed with the proceeds of the borrowings authorized by the vote of Town Meeting to be as follows:

Project Title	Amount	Town Meeting Approval	Maxium Useful Life
Cochituate Rail Trail Acquisition	\$ 2,960,000	2016SPEC2	30
Kennedy Middle School Design	\$ 2,975,000	2017FATM17	30
Replace SCBA Equipment	\$ 350,000	2017FATM9B7	10
Replace Trash Packer (Vehicle 504)	\$ 305,000	2018FATM13A1	7
Replace Truck/Sander (Vehicle 408)	\$ 250,000	2018FATM13A2	7
Replace H-70 Trackless (Vehicle 426)	\$ 220,000	2018FATM13A3	10
Replace Fire Station 4 (West Natick)	\$ 15,560,000	2018FATM15	30
Route 27 (North Main Street) Improvements	\$ 2,000,000	2018FATM18	15
Replace S-5 Fire Alarm and Signal Bucket Truck	\$ 200,000	2018SATM13B1	7
Engineering & Repairs To The Charles River Dam	\$ 675,000	2018SATM14B1	30
Roadway & Sidewalks Supplement	\$ 1,000,000	2018SATM14B2	15
Roadway Improvements Washington Avenue	\$ 2,500,000	2018SATM14B3	15
Kennedy Middle School Upgrade/Replacement	\$ 105,835,000	2018SPEC1	30
SCADA Equipment Upgrade	\$ 125,000	2017FATM9C8	10
Chlorine Gas Scrubber	\$ 320,000	2017FATMC9	10

Water Distribution System Enhancements	\$ 150,000	2018FATM14B1	30
Replace W-26 Dump Truck	\$ 220,000	2018SATM13C1	7
Fox Hill Drive Water Main Replacement	\$ 667,000	2018SATM14C1	30
Replace Ground Water Wells	\$ 500,000	2018SATM14C2	20
East Central Water Main Abandonment	\$ 850,000	2018SATM14C3	20
Trim Mower	\$ 35,000	2018SATM13G2	7
Main Pump Heads	\$ 35,000	2018SATM13G2	10
Greens Mower	\$ 38,000	2018SATM13G1	7

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located, or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the subject matter of this vote were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

Date: _____

Michael J. Hickey, Jr.
Clerk of the Board of Selectmen

ITEM TITLE: Status Update: Acquisition of 22 Pleasant Street
ITEM SUMMARY:

ITEM TITLE: Review and Establish Parking Permit Fees
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Memo-M. Malone	11/13/2018	Cover Memo

MEMO

To: Board of Selectmen

From: M.Malone

Date: November 12, 2018

Re: Commuter Parking Fees – South Ave Lot

The Town maintains a lease with the Roman Catholic Archbishop of Boston through December 31, 2020 for the South Ave. lot. This lease provides the Town with 102 possible parking spots. There are 94 parking spots in the actual lot and 8 off-street parking spots. Currently, there are not assigned parking spots for permit holders. The Town is responsible for clearing snow and ice from the premises, and would very likely have some liability if someone were to slip and fall on the premises as well. The lease cost for calendar year 2019 is \$57,434.16.

Below are the actual and estimated expenses related to issuances of the 102 parking spaces:

Actual calendar year Lease cost between the Town and Archbishop \$ 57,434.16

Estimated annual cost to plow permitted spots \$ 13,894.93
(based upon an estimate of 24 storms per year and DPW costs)

Estimated Cost of permits (total 102 permits) \$ 300.00

Administrative cost (insurance, staff, enforcement, and misc. costs) \$ 10,000.00
(includes Town insurance, staff time, enforcement, & miscellaneous)

Estimated insurance \$ 400.00

Estimated town staff time \$ 1,000.00

Estimated enforcement \$ 3,600.00

Miscellaneous & possible cost over-runs \$ 5,000.00

Estimated cost to repaint parking lines \$ 1,575.00

Estimated Town Cost \$ 83,204.09

Below is the list of neighboring communities and the cost of their respective parking fees and parking spot availability:

	Resident	Non-resident	One-rate
Wellesley (224 spots available)	480	1,080	
Needham (35 spaces, Needham Center)	Not published	Not published	
Framingham – Pearl	780	960	
Framingham - Waverly	n/a	n/a	1,080

Recommendations & Other considerations:

Based upon actual and estimated cost to be incurred by the Town of Natick, and neighboring commuter parking cost and availability, I recommend increasing commuter parking rates to \$825 (residents) and \$1,200 (non-residents) per year. For Natick residents, this is a \$175 increase from last year (calendar year rate for 2018 was \$650). However, \$825 for Natick residents is just \$45 more per year compared to what Framingham's residents pay to park at Pearl.

For Natick non-residents, a \$1,200 rate would represent an increase of \$250 from last year, and \$120 more than what is charged in Wellesley and Framingham (Waverly) and \$240 (more than what is charged in Framingham (Pearl)). Consistent with last year, it is recommended that permit preference be given to Natick's residents over non-residents.

I would also recommend that permit holders pay any processing fees if they use their credit cards for permit payments. Payments at the department window have a transaction fee, but payments on-line do not have a fee.

Additionally, I am recommending that permit holders be required to associate their commuter parking permit with particular license plates that are registered to the same household mailing address (maximum of 3), at the time of permit application and agree that the permit is for the household's exclusive use.

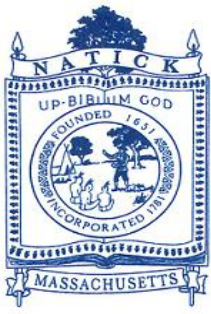
I am currently reviewing other Town parking permits and applications and will have recommendations for your consideration in the coming weeks.

ITEM TITLE: Appointment of Temporary Treasurer

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Appointment Letter-M. Malone	11/13/2018	Cover Memo



Town of Natick

Massachusetts 01760

[www/natickma.gov](http://www.natickma.gov)

Melissa A. Malone
Town Administrator

William D. Chenard
Deputy Town Administrator/Operations

John M. Townsend
Deputy Town Administrator/Finance

November 11, 2018

Board of Selectmen
Natick Town Hall
12 East Central Street
Natick, MA 01760

Re: Appointment of Temporary Treasurer-Collector

Dear Selectmen:

Pursuant to Article Six section four of the Natick Town Charter, due to the retirement of Stephen Price, Treasurer-Collector, I hereby appoint John M. Townsend, Deputy Town Administrator/Finance Director, as Temporary Treasurer-Collector, to hold such office and exercise the powers and perform the duties of the treasurer-collector from November 19, 2018 until another treasurer-collector is duly appointed.

Sincerely,

/s/

Melissa A. Malone
Town Administrator

cc: Diana Packer, Town Clerk (via email)

ITEM TITLE: Approve Free Two-Hour Holiday Parking/Bagging of Meters: Natick Center Associates

ITEM SUMMARY:

ITEM TITLE: Reappoint Brian Fay to the Mathworks Scholarship Committee
ITEM SUMMARY:

ITEM TITLE: Approve Town Common Request: Chabad Center of Natick Menorah - 11/28/18-12/13/18

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Recreation & Parks Approval	11/13/2018	Cover Memo



Natick Recreation and Parks Department

"Create Community through People, Parks and Programs"

To the Board of Selectmen,

Please be informed that at their **Monday, November 5, 2018** meeting the Natick Recreation and Parks Commission voted unanimously in favor of the following request for use of the Common. The Commission is recommending the following to the Board of Selectmen:

- **Chabad Center of Natick** request to assemble their Menorah on the Common for the time period of **Wednesday, November 28 to Thursday, December 13, 2018. The Menorah Lighting** will begin **Sunday, December 2, 2018 at 4:30 pm.**

The Commission recommends a **\$125** user fee for electricity with a **\$200 refundable** damage deposit.

Please feel free to contact me at the Recreation and Parks Department Office if you have any questions prior to your next meeting concerning this event.

Best Regards,

Linda Pinault

Linda Pinault, Recording Secretary
Natick Recreation and Parks Commission

ITEM TITLE: Approve Town Common Request: Natick is United Vigil - 11/19/18, 6:30 pm-8:30 pm
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Recreation & Parks Approval	11/8/2018	Cover Memo



Natick Recreation and Parks Department

"Create Community through People, Parks and Programs"

To the Board of Selectmen,

Please be informed that at their **Monday, November 5, 2018** meeting the Natick Recreation and Parks Commission voted unanimously in favor of the following request for use of the Common. The Commission is recommending the following to the Board of Selectmen:

- **Natick is United** request to hold a **Vigil for the Pittsburgh, Pennsylvania shooting victims** on the Common on **Monday, November 19** from **6:30 - 8:00 pm**.

The Commission recommends a **\$125 with a \$200 refundable** damage deposit user fee for electricity.

Please feel free to contact me at the Recreation and Parks Department Office if you have any questions prior to your next meeting concerning this event.

Best Regards,

Linda Pinault

Linda Pinault, Recording Secretary
Natick Recreation and Parks Commission

ITEM TITLE: Approve Town Common Request: St. Patrick's Church - Display Christmas Creche
12/10/18-1/7/19

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Recreation & Parks Approval	11/8/2018	Cover Memo



Natick Recreation and Parks Department

"Create Community through People, Parks and Programs"

To the Board of Selectmen,

Please be informed that at their **Monday, November 5** meeting the Natick Recreation and Parks Commission voted unanimously in favor of the following request for use of the Common. The Commission is recommending the following to the Board of Selectmen:

- **Reverend Michael MacEwen** of **St. Patrick Church** has requested permission to display the Christmas Crèche on the Common from **December 10, 2018 through January 7, 2018**. The Crèche will be placed on the Common the morning of December 10. The Commission recommends **no fee** be charged, as solar powered LED lighting will be used.

Please feel free to contact me at the Recreation and Parks Department Office if you have any questions prior to your next meeting concerning this event.

Best Regards,

Linda Pinault

Linda Pinault, Recording Secretary
Natick Recreation and Parks Commission

ITEM TITLE: Correspondence

ITEM SUMMARY:

ATTACHMENTS:

Description

11/13/18

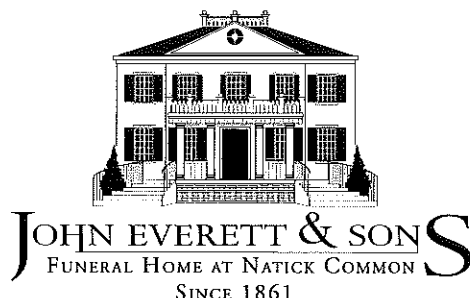
Upload Date

11/8/2018

Type

Cover Memo

p: 508-653-4342
f: 508-653-7566



www.everettfuneral.com

November 6, 2018

Ms. Amy K. Mistrot

Chair Natick Selectman

13 East Central Street

Natick MA 01760

Dear Amy,

I am writing to thank the Town of Natick, the Fire, Police and Public Works Departments for the thoughtful and respectful manner they all carried out their duties in honoring the late Natick Fire Lt. Samuel S. Crisafulli during his Funeral Services on Friday and Saturday November 2nd and 3rd.

The planning, coordination, and cooperation between the departments was flawless preparing the downtown area for the increased traffic, parking, and Funeral Procession logistics .

Chief Lentini, Chief Hicks, Director Marsette and their key staff members Fire Firefighter Dan Hartwell, Police Lt Cara Rossi and Department Head Tom Hladick, were among so many other dedicated staff members that provided exceptional caring help and guidance to the Crisafulli family and our Funeral directors to insure no detail was overlooked or question not anticipated.

I have included a DVD with some photo images taken by Susan Davis of our staff, that reflect Natick Departments professional and heartfelt emotional tribute that expresses more than words for Lt Crisafulli and his family.

Thank-you again for the caring leadership and making Natick such an outstanding Community to live and work in.

Sincerely,



Patricia O'Neil <poneil@natickma.org>

Fwd: Grand Openings

2 messages

Ted Fields <tfields@natickma.org>

Wed, Nov 7, 2018 at 1:29 PM

To: Amy Mistrot <amistrot@natickma.org>, Melissa Malone <mmalone@natickma.org>, Donna Donovan <ddonovan@natickma.org>, Patricia O'Neil <poneil@natickma.org>

Cc: Athena Pandolf <info.natickcenter@gmail.com>

Hello Amy, Melissa, Donna and Trish - Please see the enclosed information for grand openings in Natick Center this week.

Thank you,

Ted Fields

----- Forwarded message -----

From: **Athena** <info.natickcenter@gmail.com>

Date: Tue, Nov 6, 2018 at 3:48 PM

Subject: Grand Openings

To: Ted Fields <tfields@natickma.org>

Hey Ted,

Here is the info. on the 2 Grand Openings this week.

- **Dreams Come True Boutique**, 30 Washington St., Women's Clothing Boutique Grand Opening on Thursday, November 8th from 4-8 pm. Two designers will be there and appetizers will be served. (Her clothes look amazing, my bank account will not be happy.)

- **Paper Fiesta**, 1 Main Street, Paper, and party goods, balloons, Opening on Saturday, November 10th from 1-4 pm. Super nice people, he was a first responder EMT during the Boston Marathon bombing so being along the parade route is VERY imp. to them.

Thanks,
Athena

Athena Pandolf
Executive Director
Natick Center Cultural District
ph: (508) 650-8848
www.NatickCenter.org

--
Ted Fields
Senior Planner
Town of Natick, Massachusetts
508-647-6450

tfields@natickma.org

Amy Mistrot <amistrot@natickma.org>

Wed, Nov 7, 2018 at 2:34 PM

To: selectmen@natickma.org

Cc: Ted Fields <tfields@natickma.org>

Hi all,

See below from Ted. Exciting!

Thanks,

Amy

[Quoted text hidden]



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO

massDOT

Massachusetts Department of Transportation

October 23, 2018

Melissa Malone
Town Administrator
13 East Central Street
Natick, MA 01760

Dear Administrator Malone:

We are pleased to inform you that the legislature has recently approved the supplemental budget which I filed for an additional \$40 million in Chapter 90 local transportation aid funding for Fiscal Year 2019, which represents a 20% increase over the usual funding amount.

This letter certifies that your community's Chapter 90 apportionment for Fiscal Year 2019 is \$1,170,405 which includes the amount previously approved in Chapter 154 of the Acts of 2018, and the new supplemental amount of **\$195,067** I have approved in signing this new legislation. This apportionment will automatically be incorporated into your existing 10-year Chapter 90 contract, which will be available on the MassDOT website, <https://www.mass.gov/chapter-90-program>

This funding represents our continued commitment to assisting cities and towns to address the maintenance, modernization, and resiliency of your local roads, which are a critical part of the Commonwealth's transportation network. The Chapter 90 program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our state-local partnership. We look forward to working with you in the coming year to continue the success of this program.

As always, we are pleased to encourage you to explore opportunities for additional infrastructure funding through MassDOT's Complete Streets and Municipal Small Bridge Programs (further information available at: <http://www.massdot.state.ma.us/>). For program specific questions please contact the following:

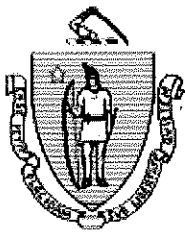
- **Chapter 90 Program** – State Aid Engineer Michael O'Hara at (508) 929-3944 or Michael.O'Hara@dot.state.ma.us
- **Complete Streets and Municipal Small Bridge Program** – Municipal Grants Program Administrator Eileen Gunn at (857) 368-8817 or Eileen.Gunn@dot.state.ma.us

Thank you for all that you do to make the Commonwealth of Massachusetts a great place to live, work and raise a family.

Sincerely,

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor



**COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF TELECOMMUNICATIONS AND CABLE**

1000 Washington Street, Suite 820
Boston, MA 02118-6500
Telephone: (617) 305-3580
www.mass.gov/dtc

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT
JOHN C. CHAPMAN
UNDERSECRETARY
OFFICE OF CONSUMER AFFAIRS AND
BUSINESS REGULATIONS
KAREN CHARLES PETERSON
COMMISSIONER

November 3, 2018

Board of Selectmen
Town Hall
13 East Central Street
Natick MA 01760

Re: License Expiration Notice

Dear :

According to the Department of Telecommunications and Cable's (Department) records, your cable television license (license) with Verizon New England, Inc. expires on 12/17/2021. Federal law provides for a formal renewal process that begins between 36 and 30 months before a license expires. As the Issuing Authority, you may begin the process of determining your community's cable-related needs and review Verizon New England, Inc.'s performance under the current license. This is known as the "ascertainment process." You must notify Verizon New England, Inc. if you elect to begin the ascertainment process. You may also be required to begin the ascertainment process if you receive a notice from Verizon New England, Inc. invoking the formal renewal process; you must begin the ascertainment process within six months of receiving such notice.

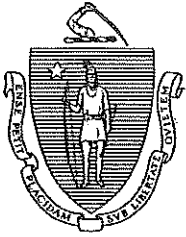
You may want to form a cable advisory committee (CAC) as part of the formal renewal process and delegate to it certain duties. If you form a CAC, please provide the Department with the name and contact information for at least one CAC member. I have enclosed a fact sheet describing the typical responsibilities of a CAC, and please see M.G.L. c. 268A concerning potential conflicts of interest for both municipal officials and CAC members.

For your convenience, the Department has prepared a "Practical Guide to Cable Television License Renewal" that is available at www.mass.gov/dtc. The Department is also available to advise you regarding your duties and rights during the renewal process. While we cannot assist you with substantive negotiations, we would be happy to meet with you and/or your CAC to discuss procedural requirements.

If you would like to schedule a meeting or if you have any questions regarding the renewal process, please contact the Department at 617-305-3580 or dte.efiling@mass.gov.

Sincerely,

Shonda D. Green
Department Secretary



COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TELECOMMUNICATIONS AND CABLE

Cable Advisory Committee

Under Massachusetts regulations, an Issuing Authority ("IA"), such as the mayor of a city or the board of selectmen of a town, may appoint a Cable Advisory Committee ("CAC") to advise the IA throughout the licensing process. 207 C.M.R. § 3.01(3). In many instances, the CAC remains as an active committee throughout the term of the license. Currently, there are over 280 CACs in the Commonwealth. The composition of the CAC is determined by the IA, including the number of members on the CAC.

The IA may, at its discretion, define the role and responsibilities of the CAC to the extent permitted under G.L. c. 166A. Thus, there is almost complete local control as to the tasks assigned to an advisory committee, so long as these tasks do not conflict with the statutory requirements of the IA in G.L. c. 166A. While an IA may delegate to a CAC the authority to negotiate a license agreement, an IA may not delegate authority to execute such an agreement. CAC responsibilities vary according to the current status of the license or the objectives of the IA. The following list includes some typical responsibilities assigned to CACs in the Commonwealth:

- Inform and educate the public about cable television service;
- Assess the cable needs of the community and recommend policy changes;
- Conduct regular meetings with cable company representatives to discuss matters of mutual interest;
- Report to the IA on company compliance with the license;
- Supervise the cable operator's response to complaints;
- Respond to citizen's questions regarding the cable television system; and
- Keep abreast of community programming issues.

CACs are considered "governmental bodies" within the purview of the Massachusetts Conflict of Interest law, G.L. c. 268A.

Recognizing that CACs fulfill an important and valuable link between the IA, the licensee, and the citizens of the community, the Department of Telecommunications and Cable ("Department") seeks to build positive professional relationships with the CACs. The Department's staff works closely with local committees to educate them on the licensing process and improve information-sharing.

The Department's program includes an informational presentation available to communities. Please contact the Department to schedule a presentation or to discuss any cable licensing matter.

CABLE TELEVISION LICENSE RENEWAL PROCESS

A PRACTICAL GUIDE

Updated March 2015

**Prepared by the Massachusetts Department of
Telecommunications and Cable**

**1000 Washington Street, Suite 820
Boston, MA 02118-6500
617-305-3580
www.mass.gov/dtc**

INTRODUCTION

This Practical Guide is presented by the Massachusetts Department of Telecommunications and Cable ("Department") in our supervisory role with respect to cable television licensing. Under both federal and Massachusetts law, no cable operator may construct and/or operate a cable television system in a community without first obtaining a license. In Massachusetts, the city manager, mayor or board of selectmen is responsible for issuing a license and, hence, is designated as the Issuing Authority. Since Massachusetts law limits the term of a license, Issuing Authorities must periodically review and renew licenses. The Department oversees the licensing renewal process, which has been established under federal law, and supplemented by our regulations.

By establishing a formal renewal process, Congress sought to protect a municipality's right to a cable system that is responsive to the needs and interests of the local community. Congress also sought to protect cable operators, which have invested in infrastructure in a community, from an unfair denial of a renewal license. The Department's goal in developing this Practical Guide is to ensure that both municipalities and cable operators are aware of their rights and responsibilities as they contemplate license renewal and to guide them through the process.

In this Practical Guide, the Department first presents an overview of the role of government in cable television licensing. We describe each level of regulatory oversight with a focus on the resources available to Issuing Authorities. Next, the Department outlines the formal renewal process, highlighting the rights and responsibilities of each party under that process. Lastly, we discuss an alternative method by which parties may negotiate informally to reach an agreement. Since there are no procedural protections in informal negotiations, we recommend that this method be used only where there are no contested issues between the parties.

The guidance we provide herein offers both Issuing Authorities and cable operators direction on the most prudent manner in which to proceed under the rules established by Congress so that each party's rights and interests are protected. The information in this Practical Guide is necessarily general in nature. The Practical Guide is not a substitute for particularized advice from an attorney. In addition, federal and Massachusetts laws and regulations are subject to change. Therefore, persons should refer to the current Massachusetts General Laws, the Code of Massachusetts Regulations, the federal Communications Act of 1934, as amended, or the appropriate federal rules and regulations, or they may consult the Department with case-specific questions.

THE ROLE OF GOVERNMENT

Licenses to construct and/or operate cable television systems are granted by the "Issuing Authority" of a city or town. Pursuant to section 1 of chapter 166A of the Massachusetts General Laws, the Issuing Authority is the mayor of a city, the board of selectmen of a town, or the city manager of a city with a plan D or E charter. The Issuing Authority decides initially whether to go forward with the licensing process, recommends services and terms to be included in the license, and decides whether to grant a license. Upon license renewal, the Issuing Authority reviews the performance of the cable operator, determines the services and terms to be included in the renewal license, and decides whether to grant a renewal license.

The Issuing Authority takes these actions within the framework provided by federal and state law. Congress has enacted a series of laws that establish many of the substantive and procedural requirements governing cable television licensing. For example, federal law requires that each operator obtain a license to service a particular area, and that the license be non-exclusive. Federal law also specifically addresses local access programming and franchise fees. Further, federal law establishes the process by which licenses are granted and renewed. The Federal Communications Commission ("FCC") is charged with ensuring that cable operators and licensing authorities comply with federal law.

In addition to federal oversight regulation, many states have enacted laws regarding cable television regulation. In Massachusetts, the Department oversees cable television licensing and ensures that municipalities and cable operators comply with both federal and state law, particularly where state law is more restrictive than federal law. For example, state law limits the term of a license to 15 years for an initial license and ten years for a renewal license. The Department also acts as an appellate body, as a cable operator may appeal to the Department for review of an Issuing Authority decision.

Since it is the Department's enabling legislation and regulations promulgated thereunder that establish the regulatory framework for Issuing Authorities to follow, the Competition Division has created the position of Municipal Liaison to bridge these two bodies. The Municipal Liaison's chief function is to assist municipal officials as they work through the licensing process. The Municipal Liaison will meet with local governments to explain the statutory and regulatory requirements. The Department maintains, as public records available for inspection, a copy of each license granted in Massachusetts. In addition, we maintain, on our website, an electronic library of many of the licenses executed in Massachusetts. By providing this assistance, the Department seeks to ensure that Issuing Authorities act in compliance with federal and state law to obtain a license that best serves the needs of the community.

THE FORMAL RENEWAL PROCESS

Under federal and Massachusetts law, cable operators may not provide cable television service without obtaining a license from the Issuing Authority. Congress anticipated that cable operators would seek renewal licenses in order to continue providing cable television service in areas where money has been invested in infrastructure. Congress also recognized that municipalities should review the performance of a cable operator and ensure that the operator continues to meet the community's needs and interests. Thus, Congress established a formal renewal process that considers each of these interests. By following the formal renewal process, Issuing Authorities protect their right to a cable television system that serves the needs and interests of the community and cable operators protect their investment from a unfair denial of a renewal license. An Issuing Authority or cable operator must explicitly invoke the protections of the formal renewal process. Generally, each party must notify the other that it intends to proceed under the formal process.

The framework set forth by federal law provides a 36-month period in which to conduct license renewal proceedings. This 36-month period is often referred to as the "Renewal Window." The process consists of two phases: 1) reviewing the cable operator's performance under the current license and ascertaining the needs and interests of the community ("Ascertainment"); and 2) applying the results of the first phase to the review of the cable operator's proposal. The Department recommends that a municipality complete the first phase within 24 months. At most, the ascertainment phase should not extend longer than 30 months. This timeframe affords the municipality sufficient time to review and consider the cable operator's proposal and make a determination whether to grant renewal of the license before the current license expires.

PHASE I -ASCERTAINMENT

COMMENCEMENT

The formal renewal process must begin between 36 and 30 months prior to expiration of the license. The Issuing Authority may commence the formal renewal process on its own initiative and must inform the cable operator that it has done so. While there is no specific action that an Issuing Authority must take in order to demonstrate it has commenced the formal renewal process, the Issuing Authority should perform some tangible act to begin to ascertain the community's cable-related needs and interests. For example, the Issuing Authority could begin to survey the community or hold a public hearing.

Most often, the cable operator will request, in writing, that the Issuing Authority commence the renewal process. The cable operator will make this request between 36 and 30 months prior to the expiration of the license. If the cable operator requests that the Issuing Authority commence the renewal process, the Issuing Authority must begin ascertaining the community's cable-related needs and interests within six months of receiving the cable operator's request.

In either case, the letter requesting commencement of the formal license renewal process or advising that a community has commenced the formal renewal process is called a "Renewal Letter." The Renewal Letter is often referred to as the "626 letter" (626 refers to the section of the federal Communications Act that sets forth the franchise renewal process).

The protections of the formal renewal process must be invoked in a timely manner, that is between 36 and 30 months prior to the expiration of the current license. If neither the Issuing Authority nor the cable operator requests commencement of the formal process within this period, the

opportunity to conduct the renewal license under the formal renewal process expires and neither party is able to claim the protections provided by federal law.

ASCERTAINMENT

Ascertainment is a series of actions taken by the Issuing Authority by which the Issuing Authority reviews the cable operator's performance under the existing license and identifies the cable-related needs and interests of the community. Many Issuing Authorities find it helpful to appoint a committee to assist in gathering information about a cable operator's performance and the community's needs and interests. The size and make-up of the cable advisory committee ("CAC") is determined by the Issuing Authority, and its members may include both residents and non-residents of the community. A CAC is considered a governmental body within the purview of the Massachusetts conflict of interest laws, at General Laws chapters 268A and 268B, and is subject to the guidelines contained therein.

The Issuing Authority, in appointing a CAC, should define the CAC's role and duties. Under Massachusetts law, only the Issuing Authority may make the final licensing decision. However, this does not preclude the Issuing Authority from relying on the CAC's recommendations.

An Issuing Authority and its CAC may choose a wide variety of methods to assess the cable operator's past performance and determine the future needs and interests of the community. An Issuing Authority may:

- Hold a public hearing. While a public hearing is required after receipt of the cable operator's proposal as part of the Issuing Authority's deliberative process, some municipalities choose to hold additional hearings during the ascertainment phase to solicit input from the community with respect to the cable operator's performance as well as the future needs and interests of the community;
- Conduct a municipality-wide survey;
- Meet with community organizations such as schools, senior citizen centers, and police and fire services to determine their proposed needs;
- Review the current license held by the cable operator in the municipality to determine, for example, which terms and conditions have been particularly beneficial to the community;
- Review the cable operator's financial forms (CTV Forms 200 and 400);
- Review consumer complaint records, including CTV Form 500 and municipal records;
- Obtain and review a map of the service area (often referred to as a street or strand map) to determine, in part, whether there are unserved parts of the community;
- Tour the cable operator's technical facilities (i.e., headend) and PEG access studio; and
- Review licenses granted by other communities in Massachusetts (many have been filed electronically and are available at the Department's web page).

There is no law or regulation that explicitly establishes a deadline by which an Issuing Authority must complete ascertainment. The Department has interpreted federal law as requiring Issuing Authorities to complete ascertainment no later than six months prior to the current license expiration date. The better practice, however, is to ensure that ascertainment is complete 12 months prior to license expiration in order to maximize the amount of time an Issuing Authority has to review a cable operator's proposal. Under federal law, a cable operator may not submit a formal renewal proposal until the Issuing Authority has completed ascertainment. This timeline allows a cable operator to respond to the results of the ascertainment studies in preparing its proposal. Upon receipt of the proposal, an Issuing Authority has only four months, or until the expiration of the current license, whichever occurs first, to make a determination on the proposal. Prolonging completion of the ascertainment thus reduces the amount of time during which an Issuing Authority may review and deliberate on a cable operator's proposal.

Under Massachusetts regulations, the Issuing Authority must notify the cable operator in writing upon completion of ascertainment. In its written notification, the Issuing Authority must specifically state the date that ascertainment was complete. The Issuing Authority should provide its ascertainment results as a part of a Request for Proposals ("RFP"). Presenting the ascertainment results to the cable operator is critical in demonstrating the community's needs and without it, a proposal in response to an RFP may not accurately represent the community's needs.

As part of the RFP, the Issuing Authority may provide the cable operator with a draft license in its RFP that contains terms and conditions consistent with the ascertainment results. The Issuing Authority should provide a reasonable deadline for the cable operator to respond to the RFP, that is, to submit what is known as the Formal Renewal Proposal. Generally, a period of at least 30 days is considered a reasonable response time. However, in establishing a deadline for responses, the Issuing Authority must be aware of the length of time remaining before the current license expires.

PHASE II - REVIEW OF PROPOSAL

After the Issuing Authority has completed ascertainment, the cable operator may (on its own initiative) or must (within the time frame established by the Issuing Authority in the RFP) submit its renewal proposal. The cable operator submits its proposal on the Department's Form 100 and often supplements it with additional information.

Upon receipt of the proposal, the Issuing Authority must:

- 1) provide prompt public notice that the cable operator has submitted a renewal proposal; and
- 2) during the four-month period that begins upon the receipt of the proposal, renew the franchise or issue a preliminary assessment that the franchise should not be renewed; and
- 3) at the request of the cable operator or on its own, commence an administrative proceeding to consider whether:
 - A) the cable operator has substantially complied with the material terms of the existing franchise and with applicable law;
 - B) the quality of the cable operator's service, including signal quality, response to consumer complaints, and billing practices, but without regard to the mix or quality of cable services or other services provided over the cable system, has been reasonable in light of community needs;

- C) the cable operator has the legal, financial, and technical ability to provide the services, facilities, and equipment as set forth in the cable operator's proposal; and
- D) the cable operator's proposal is reasonable to meet the future cable-related community needs and interests, taking into account the cost of meeting such needs and interests.

If the Issuing Authority determines, upon initial review of the proposal, that it will accept the cable operator's proposal and grant the license, there is no need to commence an administrative proceeding. Nonetheless, under the Department's regulations, the Issuing Authority must conduct a public hearing to allow the public an opportunity to comment on the cable operator's proposal.

The administrative proceeding is an evidence gathering proceeding that must be conducted so as to afford both the Issuing Authority and cable operator due process, including the right to introduce evidence, question witnesses, and require the production of evidence. If the Issuing Authority bases the preliminary denial of the renewal proposal on criteria (A) or (B), the Issuing Authority must provide the cable operator with notice of non-compliance and an opportunity to cure.

At the conclusion of the administrative proceeding, the Issuing Authority must issue a written decision granting or denying the cable operator's proposal for renewal.

GRANTING A RENEWAL LICENSE

If the Issuing Authority determines that the cable operator satisfies each of the four criteria, and decides to grant a renewal license to the cable operator, the Issuing Authority must issue a public, written statement detailing the reasons for the grant of the renewal. The Issuing Authority must file a copy of the issuing statement, renewal license, and license application (Form 100) with the Department within seven days of granting the license. In addition, the Department requests that the Issuing Authority also submit the license in electronic format.

DENYING A RENEWAL LICENSE

If the Issuing Authority determines that the cable operator has failed to satisfy one or more of the criteria, and has not cured any claimed non-compliance, the Issuing Authority must issue a written statement detailing the reasons for its denial within 14 days of the decision to deny. The written decision must include the basis for the denial, that is, identify which of the four criteria the cable operator did not satisfy. The Issuing Authority must file a copy of this statement along with the renewal proposal (Form 100) with the Department.

APPEAL OF ISSUING AUTHORITY DECISION

A cable operator who is aggrieved by a decision of an Issuing Authority to deny a renewal license may appeal to the Department for review of that decision. Any such appeal must be filed within 30 days of the date of the Issuing Authority decision.

INFORMAL NEGOTIATIONS

While Congress established the formal renewal process, Congress also determined that where Issuing Authorities and cable operators are able to negotiate an agreement outside of the formal renewal process, they should be allowed to do so in a manner that best fits the parties' needs. That is, where a municipality has a good working relationship with a cable operator and there are no compliance issues, the parties are not required to follow the formal process. Rather, the parties may negotiate an agreement informally. Since there are no procedural safeguards in informal negotiations, this method should be used only where there are no contested issues between the parties.

When negotiating informally, a cable operator may submit a proposal for the renewal of a license at any time, and the Issuing Authority may, after affording the public adequate notice and an opportunity to be heard, grant or deny such a proposal. By negotiating informally, parties avoid the time requirements of the formal process. For example, Issuing Authorities are not obligated to review a cable operator's proposal within 120 days, as required under the formal process. However, even with informal negotiations, state law requires that the Issuing Authority hold a public hearing on the cable operator's proposal.

There is no regulatory requirement that an Issuing Authority conduct ascertainment if it chooses to negotiate with a cable operator rather than follow the formal process. Nevertheless, the Issuing Authority's negotiating position can only be enhanced if it has ascertainment results to substantiate its requests. It is highly recommended that an Issuing Authority conduct some form of ascertainment prior to entering into negotiations with a cable operator.

In practice, cable operators in Massachusetts will often request an Issuing Authority to commence the formal renewal process, but simultaneously request that the parties negotiate informally. Thus, the parties actually enter into informal negotiations while conducting the formal renewal process. While this is acceptable, there are two potential areas where confusion may result:

1) The Nature of the Proposal - Formal Proposal versus Informal Proposal

There is a distinction between a proposal submitted for discussion purposes and one that is submitted as a formal renewal proposal, namely, the submission of the formal renewal proposal triggers the 120-day review period. In order to avoid any confusion or violation of process, an Issuing Authority negotiating informally should ensure that the cable operator identify any informal proposal submitted as "Informal" or "For Informational Purposes Only."

2) "Reservation of Rights"

As indicated above, often a cable operator will request that the parties negotiate informally, while "reserving its rights" under the formal renewal process. In essence, the cable operator protects itself from an unfair license denial, but is relieved of following the strict time requirements of the formal process. The Issuing Authority is similarly relieved of the strict requirements of the formal process, including the requirement to conduct ascertainment. However, it is unlikely that a decision to deny a license will stand without appropriate ascertainment to support it. Thus, it is recommended that an Issuing Authority conduct ascertainment even when negotiating informally. Moreover, if informal negotiations do not result in a renewal license, the cable operator may revert back to the formal process, and submit a formal renewal proposal for the Issuing Authority's consideration. The review is limited to 120 days under federal law. Therefore, in order to ensure that sufficient time exists

for the Issuing Authority to review a formal proposal, the Department recommends that an Issuing Authority complete ascertainment 12 months prior to the license expiration date, but absolutely no later than six months prior to the license expiration date.

Informal negotiations may be a productive and efficient means for many Issuing Authorities and cable operators to reach mutually agreeable license terms, particularly where the parties have developed a solid professional relationship. However, where a party which has agreed to proceed informally has "reserved its rights" under the formal renewal process, both parties should proceed with the understanding that the requirements of the formal process may become applicable.

REFERENCES

RELEVANT LAWS AND REGULATIONS

Massachusetts General Laws, Chapter 166A

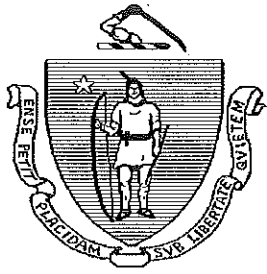
Code of Massachusetts Regulations, 207 C.M.R. §§ 3.00-10.00

United States Code, 47 U.S.C. § 546

ADDITIONAL RESOURCES

Information regarding cable television licensing may be found on the Department's website at www.mass.gov/ocabr/government/oca-agencies/dtc-lp/competition-division/cable-tv-division/municipal-info/. The Department's website also provides several licenses in electronic format that are available for download.

A comprehensive glossary of cable-related terms is available on the Department's website at www.mass.gov/ocabr/government/oca-agencies/dtc-lp/competition-division/cable-tv-division/glossary-of-cable-television-terms.html.



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC UTILITIES

NOTICE OF FILING AND PUBLIC HEARING

D.P.U. 18-119

November 1, 2018

Petition of NSTAR Electric Company d/b/a Eversource Energy, pursuant to G.L. c. 25, § 21, for approval by the Department of Public Utilities of its Three-Year Energy Efficiency Plan for 2019 through 2021.

On October 31, 2018, NSTAR Electric Company d/b/a Eversource Energy ("Company"), filed with the Department of Public Utilities ("Department"), a petition for approval of a three-year energy efficiency plan, covering calendar years 2019 through 2021 ("Three-Year Plan"). The Company filed its Three-Year Plan pursuant to An Act Relative to Green Communities, Acts of 2008, c. 169, § 11 ("Green Communities Act") and Investigation by the Department of Public Utilities on its own Motion into Updating its Energy Efficiency Guidelines Consistent with An Act Relative to Green Communities, D.P.U. 08-50 (2008); D.P.U. 08-50-A (2009); D.P.U. 08-50-B (2009); D.P.U. 08-50-C (2011); D.P.U. 08-50-D (2012). The Department has docketed this matter as D.P.U. 18-119.

The Green Communities Act requires the Commonwealth's electric and gas distribution companies, and municipal aggregators with certified efficiency plans, ("Program Administrators") to develop energy efficiency plans that provide for the acquisition of all available energy efficiency and demand reduction resources that are cost-effective or less expensive than supply. G.L. c. 25, § 21. To accomplish this goal, Program Administrators are required to develop three-year energy efficiency plans in consultation with the Energy Efficiency Advisory Council ("Council") and submit such plans to the Department for review. G.L. c. 25, § 21. The Green Communities Act requires the Department to: (1) consider the plan; (2) provide an opportunity for interested persons to be heard in a public hearing; and (3) within 90 days after the submission of the plan, issue a decision on the plan that ensures that all energy efficiency and demand reduction resources that are cost-effective or less expensive than supply have been identified and captured by the Program Administrator. G.L. c. 25, § 21.

The Company's proposed Three-Year Plan includes energy efficiency programs for residential, low-income, and commercial and industrial customers. The Plan also incorporates the Company's Residential Conservation Service filing pursuant to G.L. c. 164, App. § 2-7(h). The Company's proposed budget for the three-year period is \$978,924,178

(i.e., \$306,807,223 in 2019, \$343,041,054 in 2020, and \$329,075,901 in 2021) and includes a performance incentive.

If the Company's Three-Year Plan is approved as proposed, the Company states that customers could experience the following bill impacts:

- A residential customer (R-1) in Eastern Massachusetts using 516 kilowatt-hours per month could experience a monthly bill decrease of \$0.30 or 0.2 percent in 2019; a monthly bill increase of \$0.22 or 0.2 percent in 2020; and a monthly bill increase of \$0.30 or 0.2 percent in 2021;
- A residential customer (R-1) in Western Massachusetts using 516 kilowatt-hours per month could experience a monthly bill increase of \$0.81 or 0.7 percent in 2019; a monthly bill increase of \$0.22 or 0.2 percent in 2020; and a monthly bill increase of \$0.41 or 0.3 percent in 2021;
- A low-income residential customer (R-2) in Eastern Massachusetts using 488 kilowatt-hours per month could experience a monthly bill increase of \$0.23 or 0.3 percent in 2019; a monthly bill increase of \$0.07 or 0.1 percent in 2020; and a monthly bill decrease of \$0.04 or 0.1 percent in 2021;
- A low-income customer (Rate R-2) in Western Massachusetts using 488 kilowatt-hours per month could experience a monthly bill increase of \$0.37 or 0.5 percent in 2019; a monthly bill decrease of \$0.01 or zero percent in 2020; and a monthly bill decrease of \$0.02 or zero percent in 2021; and
- Bill impacts for commercial and industrial customers will vary. These customers should contact the Company for specific bill impact information.

Customers who participate in energy efficiency programs may experience a monthly bill decrease over the duration of the Three-Year Plan. For specific bill impacts, please contact the Company as indicated below.

A copy of the Company's Three-Year Plan is on file at the Department's offices, One South Station - 5th Floor, Boston, Massachusetts 02110 for public viewing during business hours and on the Department's website at <http://www.mass.gov/dpu>. Documents on the Department's website may be accessed either by browsing for documents by industry (e.g., Electric or Gas) at <http://web1.env.state.ma.us/DPU/FileRoom/dockets/byindustry> or by looking up the docket by its number in the docket database at <http://web1.env.state.ma.us/DPU/FileRoom/dockets/bynumber> (enter "18-119"). A copy is also on file for public view at the office of Eversource, 247 Station Drive SW, Westwood, Massachusetts 02090, and on the Company's website. Any person desiring further information regarding the Three-Year Plan should contact counsel for the Company, John Habib, Esq., at (617) 951-1400. Any person desiring further information regarding this

notice should contact Jessica Ellis, Hearing Officer, Department of Public Utilities, at (617) 305-3500.

The Department will conduct a public hearing to receive comments on the proposed Three-Year Plan. The hearing will take place on **Monday, December 3, 2018, 2:00 p.m.** at the Department's offices, One South Station - 5th Floor, Boston, Massachusetts 02110. Any person who desires to comment may do so at the time and place noted above or submit written comments to the Department not later than the close of business (5:00 p.m.) on **December 3, 2018**.

Any person who desires to participate in the evidentiary phase of this proceeding must file a written petition for leave to intervene with the Department. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. The following persons/entities who desire to participate in the evidentiary phase of this proceeding must file a written petition for leave to intervene with the Department not later than the close of business on **Thursday, November 1, 2018**: (1) voting and non-voting members of the Council; (2) any entity whose interests are represented on the Council; (3) any person/entity that has participated in the Council process; and (4) any person/entity that was previously granted intervention as a full party or limited participant in a three-year energy efficiency plan proceeding. All other persons/entities who desire to participate in the evidentiary phase of this proceeding must file a written petition for leave to intervene with the Department not later than the close of business on **Wednesday, November 14, 2018**. Receipt by the Department, not mailing, constitutes filing and determines whether a petition has been timely filed. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A, § 10. All responses to petitions to intervene must be filed by the close of business of the second business day after the petition to intervene was filed.

An original and one (1) copy of all written comments or petitions to intervene must be filed with Mark D. Marini, Secretary, Department of Public Utilities, One South Station - 5th Floor, Boston, Massachusetts 02110, not later than the close of business on the dates noted above. One copy of all written comments or petitions to intervene should also be sent to the Company's attorney, John K. Habib, Esq., Keegan Werlin LLP, 99 High Street, 29th Floor, Boston, Massachusetts 02110-3113, and by email, jhabib@keeganwerlin.com.

All written comments or petitions to intervene should also be submitted to the Department in electronic format using one of the following methods: (1) by e-mail attachment to dpu.efiling@mass.gov and to the Hearing Officer, Jessica L. Ellis, jessica.ellis@mass.gov, or (2) on a CD-ROM. The text of the e-mail or CD-ROM must specify: (1) the docket number of the proceeding (D.P.U. 18-119); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document. The electronic filing should also include the name, title, and telephone number of a person to contact in the event of questions about the filing. The electronic file name should identify the

document, but should not exceed 50 characters in length. All documents submitted in electronic format will be posted on the Department's website: <http://www.mass.gov/dpu>.

Reasonable accommodations at public or evidentiary hearings for people with disabilities are available upon request. Contact the Department's ADA Coordinator at DPUADACoordinator@mass.gov or (617) 305-3642. Include a description of the accommodation you will need, including as much detail as you can. Also include a way the Department can contact you if we need more information. Please provide as much advance notice as possible. Last minute requests will be accepted, but may not be able to be accommodated. In addition, to request materials in accessible formats (Braille, large print, electronic files, audio format), contact the Department's ADA Coordinator at DPUADACoordinator@mass.gov or (617) 305-3642.