



# Town of Mansfield

6 Park Row, Mansfield, Massachusetts 02048

Board of Assessors

Dana J. St. James, Clerk

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TOWN OF MANSFIELD  
BOARD OF ASSESSORS MINUTES  
MASSACHUSETTS

## Wednesday, August 9, 2023 Meeting

1. At 6:55 p.m., Chairperson Greg Matoian ("Chair") opened the Town of Mansfield, MA Board of Assessors ("BOA") meeting held in the held in the MBC Room on the third floor of the Town of Mansfield Town Hall.
2. A roll call revealed that the following people were in attendance:
  - a) Greg Matoian, Chair,
  - b) Dana J. St. James, Clerk,
  - c) Ann MacCarthy, (non-voting, Chief Assessor),
  - d) Attorney James Sullivan, Counsel to the BOA,
  - e) John S. ("Jack") Killeen, guest,
  - f) Kara Killeen, guest, and
  - g) Karen M. Wright, Attorney at Law, James D. Thrasher Law Offices, representing John and Kara Killeen.
3. The BOA opened a discussion regarding a parcel located on map 18, Parcel 075 ("Parcel 075") a landlocked parcel which is currently not being taxed because the owner of Parcel 075 is unknown. The following summarizes that discussion:
  - a) Attorney Wright made an oral presentation accompanied by written documents, attached hereto as Attachment A, regarding Parcel 075. She outlined her title search of Parcel 075 which led her to a *Transfer Certificate of Title* dated November 23, 1920 showing Briarwood, Inc., a corporation duly organized by law, having a usual place of business in Norton was the owner of Parcel 075 (see Attachment A). This document has never been cancelled and Attorney Wright was unable to find any subsequent documents showing this property changed ownership to any other entity so she contends that Briarwood, Inc. is the current owner of Parcel 075. Briarwood, Inc. is no longer incorporated in Massachusetts and a successor to it has not been found.
  - b) Kara and John Killeen live at 46 Highland Avenue, Mansfield and own an investment property at 50 Highland Ave, Mansfield. Each of these parcels abut Parcel 075. They made an oral presentation accompanied by written document, attached hereto as Attachment B, regarding Parcel 075. Their goal is to acquire Parcel 075 from the owner or if the owner cannot be found, would encourage Mansfield to take the property for unpaid taxes so that they would have the opportunity to bid on Parcel 075.
  - c) Prior to the meeting the Chair had done some research regarding Parcel 075, none of which conflicted with Attorney Wright's presentation. Furthermore, the Chair knew of the association of Roy Collins with Briarwood, Inc who passed away many years ago and *that* Briarwood, Inc.'s office was located on Mansfield Ave., Norton.
  - d) Attorney Wright believes she can find the full address of Briarwood, Inc. and agreed to send this information to the Chief Assessor. The BOA will review and if nothing contradicts the assessment that Briarwood, Inc. is the owner of Parcel 075, will add this entity to Mansfield's records as the owner. The Chair made it clear that, even if this were to occur, the Town of Mansfield may choose not to pursue the expensive process of taking this land in light of its low value in that it is land locked, and contains wetlands.

- e) Kara Killeen, Jack Killeen and Attorney Wright left the meeting after we concluded our discussion on Parcel 075 at 7:29 p.m.
4. The BOA reviewed and approved the minutes of the June 28, 2023 BOA meeting by unanimous vote.
  5. The BOA reviewed and approved the weekly motor vehicle abatements by unanimous vote.
  6. The Chair ascertained that there was no Old Business.
  7. As New Business the BOA reviewed and approved the Motor Vehicles Excise Commitment No. 4 for 2023 by unanimous vote.
  8. The Chair ascertained that there were no items not anticipated by the Chair 48 hours prior to this meeting.
  9. The Clerk moved that the BOA go into Executive Session called under G.L.c 30A s21 (a)(7) to comply with G.L.c.59 Section 60 review the minutes of the June 28, 2023 BOA Executive Session and to Meet with James Sullivan, Counsel to the BOA to review ATB cases and to review exemption applications received. The motion passed unanimously by roll call vote, and the Executive Session commenced at 7:37 p.m.
  10. At 8:38 p.m. the Chair closed the Executive Session after a unanimous BOA roll call vote to do so and resumed the public meeting.
  11. The BOA agreed that our next BOA meeting will be held on September 6, 2023 at 6:30 p.m.
  12. The Chair moved that the BOA adjourn the meeting, the motion passed unanimously, and the open meeting adjourned 8:39 p.m.

  
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Dana J. St. James

9/6/23  
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Date