

MINUTES OF THE PUBLIC HEARING CONTINUATION
SUDBURY BOARD OF APPEALS
SEPTEMBER 24, 2007

The Board consisted of:

Jonathan G. Gossels, Acting Chairman
Elizabeth A. Taylor, Clerk
Jeffrey P. Klofft
Nancy G. Rubenstein
Stephen A. Garanin, Associate

Also: Jody Kablack, Planning Director

For the Applicant: Robert Engler

The hearing was reconvened by the Acting Chairman, Mr. Gossels for the purpose of selecting an independent appraiser for this application.

Ms. Kablack distributed copies of a draft proposal from Prospectus LLC. Four proposals were solicited with only one response received. The others could not meet the time frame of the end of October. She explained that this firm has done many current appraisals for the town and works with several other municipalities and non-profits. They are familiar with the property involved. Cost of the proposal is \$4,700.

Ms. Kablack said currently, Prospectus LLC is not on Mass. Housing's certified list of appraisers. However, as indicated to her in an email from Michael Cunningham on September 21, 2007, they have spoken to Mass. Housing and have submitted their qualifications to them and expect to hear back shortly.

Mr. Gossels asked Ms. Kablack whether there would be a problem in that they are not yet on Mass. Housing's certified list. She did not think so, noting this firm is well qualified and the necessary paperwork has been filed.

Discussion followed on the scope of the appraisal. Although not sure the town needed to hire an independent appraiser, Mr. Engler felt that the scope should be to review the Avery appraisal and indicate whether it was done properly and was assessed for the right value.

Mr. Gossels said there was extensive discussion at the last hearing as to whether this should be a peer review or a standard appraisal. The consensus was that because more than two years had elapsed since the Avery appraisal, a new one was needed.

After further discussion, Mr. Engler said he would support the hiring of Prospectus LLP. Ms. Kablack said this firm was familiar with 40B applications and felt confident they would provide an objective appraisal.

A motion was made, seconded and unanimously voted to hire Prospectus LLP as consultant to provide an appraisal of the property located at 29 Hudson Road in the amount of \$4,700.00.

The hearing was continued to November 5, 2007, 7:30PM in the Lower Town Hall. Prospectus LLP will be asked to attend this continuance.

Jonathan G. Gossels, Acting Chairman

Elizabeth A. Taylor, Clerk

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