



TOWN OF WAKEFIELD

BOARD OF ASSESSORS

Brian Donegan, Esq.
David A. Ledonne
Sebastian P. Tine

Victor P. Santaniello, MAA, Director of Assessments

BOARD OF ASSESSORS MEETING MINUTES – MARCH 10, 2023

Meeting Via Zoom

David Ledonne, Sebastian Tine, Brian Donegan all present

Also present: Victor Santaniello Director of Assessments Meeting opened 10:00 a.m.

The meeting began with a review of FY 2023 abatement applications and recommendations made by Director Santaniello. The results are at the end of this report.

Mr. Santaniello then discussed the status of appeals pending at the appellate tax board.

Mr. Ledonne led a discussion about our Wakefield Senior Tax Discount. We discussed our pending home rule petition renewal and potential changes to the state's Senior Circuit Breaker Income Tax Credit and the effect it will have on our local Wakefield Senior Discount program.

Collectively we discussed the implications of greater benefits to recipients and potential cost to the remainder of the residential tax base. Mr. Santaniello also discussed the effects of too much tax relief and how that would impact a percentage of recipients whereby they may not be able to qualify for the credit in the following year because their tax liability was reduced below qualifying thresholds.

The Board agreed to discuss the matter further once the Commonwealth acted.

The meeting adjourned at 11:25 a.m.

Respectfully,

Victor Santaniello

Director of Assessments

ABT #	OWNER	LOCATION	DECISION
R -001	SHEN, BO	50 TUTTLE ST #13	DENY
R -002	CARMODY, KEVIN & EILLEN	18 CASTLE CLARE CIR	DENY
R -003	CHRISTOPHER, RAYMOND & MARIOLINA, CHRISTOPHER	118 BUTLER AVE	GRANT
R -004	CASALI RONALD P & MARIA L	107 HARRISON AVE	GRANT



R -005	DIMODICA, JOHN & SHERYL	3 MORRISON RD	GRANT
R -006	VACHON, ALISON & STEPHEN	2 RUGATO WAY	GRANT
R -007	ORR, BRIAN & BERNADETTE	5 ADAMS ST	GRANT
R -008	36 CRESCENT ST LLC	36 CRESCENT ST	GRANT
R -009	CULLEN, ELIZABETH	24 ACORN AVE	GRANT
R -010	HUNT, AUSTIN & LAUREN	1014 MAIN ST #1	GRANT
R -011	MAXWELL, ELMER	21 A SWEETSER ST	GRANT
R -012	DU, YUANYUAN	17 -19 HAMILTON RD	GRANT
R -013	YAO, XIAOLING & JIANG, TAO	10 FOSTER ST UNIT 405	GRANT
R -014	OBRIEN PAUL	284 SALEM ST	GRANT
R -015	168 LEXINGTON STREET LLC	525 -527 SALEM ST	DENY
R -016	PRINCE IV, JOHN & HILL, JEFFERY	1014 MAIN ST #2	GRANT
R -017	CAVALIERI ANTHONY & LISA	4 STONE WAY	DENY
R -018	FUNK, CHARLES & MAUREEN	9 KIMBALL AVE	GRANT
R -019	PETRUCCI, MICHAEL	282 MAIN ST 1	GRANT
R -020	CARBONE, ALEXANDER & ERIKA	16 BARTLEY ST	DENY
R -021	HAMLIN LESLEY A	6 GRACE CT	GRANT
R -022	MELANSON SUZANNE M	19 SWANSEA RD	GRANT
R -023	SILVA DENNIS & ELAINE	272 ALBION ST 15	DENY
R -024	HUYNH, LADA LAU & DENNY	201 NAHANT ST	GRANT
R -025	MCNAMARA CHRISTOPHER	168 PROSPECT ST	GRANT
R -026	SCHIKORA, WILLIAM	298 MAIN ST # 32	DENY
R -027	SCOTT, PATRICK & KELSEY	131 MONTROSE AVE	GRANT
R -028	AMATUCCI ALDO & ANNA	13 EDWARDS AVE	GRANT
R -029	GREGORY, JARED & CHERIE	21 ABORN AVE	GRANT
R -030	CONNORS, ROBERT	53 PLYMOUTH RD	DENY
R -031	YOO, SOON	12 OTIS ST	DENY
R -032	PRINCE, JANET	95 MONTROSE AVE	DENY
R -033	DRISCOLL CHRISTINE	27 CATALPA ST	DENY
R -034	OLSEN, CHRISTOPHER	42 FAIRMONT AVE	GRANT

C-001	401 MAIN STREET LLC	401 -411 MAIN ST	DENY
C-002	QP 595 LLC	595 NORTH AVE	DENY
C-003	FALITE TR RAYMOND	21 -29 BROADWAY	DENY
C-004	CARUSO LOWELL STREET LLC	415 LOWELL ST	DENY
C-005	CARUSO LOWELL STREET LLC	CARUSO LOWELL STREET LLC	DENY
C-006	27 WATER STREET LLC	27 WATER ST	DENY
C-007	WATER STREET LAND LLC	37 WATER ST	DENY
C-008	BH SNF REALTY LLC	11 NORTH ST (STONEHAM)	DENY
C-009	OHIMA INC	1 BATHOL ST	DENY
C-010	THE 2-4 AUDUBON ROAD RTY LLC	2 AUDUBON RD	GRANT
C-011	MIRLOCCA TR, BARBARA A	68 ALBION ST	GRANT
P-001	WILDLOVE COLLECTIVE	7 LINCOLN ST STE 200A	GRANT
P-002	AGELESS ELEGANCE LLC	74 ALBION ST	GRANT
P-003	CONCORD WEALTH MANAGEMENT	701 EDGEWATER DR	GRANT
P-004	SEMIGEAR INC	107 AUDUBON RD BDG 1 STE 2	DENY
P-005	LIBERTY HOUSE HOME IMPROVMENTS	365 SALEM ST	GRANT
P-006	SAFARI LANDSCAPE	34 CHURCH ST	GRANT
P-007	ALL LINES LEASING	VARIOUS	GRANT
P-008	K & H POOLS	234 ALBION ST	GRANT
P-009	OBCESSORY THE	364 MAIN ST #3	GRANT
P-010	GAS & WASH OF WAKEFIELD INC	590 MAIN ST	GRANT
P-011	HEALTHY NUT	24 VERNON ST	GRANT
P-012	BAYSTATE FINANCIAL INC	301 EDGEWATER PL #200	GRANT