



# TOWN OF WESTFORD

55 Main Street  
WESTFORD MA 01886  
978.692.5504

**BOARD OF ASSESSORS**  
Titus Palmer, Chair  
Diane Holmes, Member  
Dina Donahue, Member

**APPROVED MEETING MINUTES**

## Board of Assessors

### Meeting Minutes

January 21, 2026 ▪ 9:00 a.m.

Town Hall meeting Room

55 Main Street

Westford MA 01886



The meeting was called to order at 9:05 a.m.

**PRESENT:** Board members: Titus Palmer, Diane Holmes, Dina Donahue  
Staff: William G. Naser, Steve Clark  
Public/Other: None

- |   |                            |             |                                 |                                 |                            |             |                            |             |                            |      |   |          |                            |
|---|----------------------------|-------------|---------------------------------|---------------------------------|----------------------------|-------------|----------------------------|-------------|----------------------------|------|---|----------|----------------------------|
| <p>1) Review of previous meeting minutes.</p> <ul style="list-style-type: none"> <li>▪ November 2025 (TP &amp; DD)</li> <li>▪ December 2025 (DH &amp; DD)</li> </ul>  | <p><b>APPROVED 3-0</b></p> |             |                                 |                                 |                            |             |                            |             |                            |      |   |          |                            |
| <p>2) Review of monthly <b>MV excise abatement reports:</b></p> <table border="0" style="margin-left: 20px;"> <tr><td>DEC 2025</td><td>2719</td><td>15</td><td>\$901.72</td></tr> <tr><td></td><td>2720</td><td>11</td><td>\$1,516.57</td></tr> <tr><td></td><td>2723</td><td>2</td><td>\$333.35</td></tr> </table> | DEC 2025                   | 2719        | 15                              | \$901.72                        |                            | 2720        | 11                         | \$1,516.57  |                            | 2723 | 2 | \$333.35 | <p><b>APPROVED 3-0</b></p> |
| DEC 2025  | 2719                       | 15          | \$901.72                        |                                 |                            |             |                            |             |                            |      |   |          |                            |
|   | 2720                       | 11          | \$1,516.57                      |                                 |                            |             |                            |             |                            |      |   |          |                            |
|   | 2723                       | 2           | \$333.35                        |                                 |                            |             |                            |             |                            |      |   |          |                            |
| <p>3) Review of <b>RE Exemption summary report(s):</b></p> <table border="0" style="margin-left: 20px;"> <tr><td>DEC 2025</td><td>2727</td><td>76</td><td>\$61,450.22</td></tr> <tr><td></td><td>2732</td><td>17</td><td>\$11,606.05</td></tr> </table>   | DEC 2025                   | 2727        | 76                              | \$61,450.22                     |                            | 2732        | 17                         | \$11,606.05 | <p><b>APPROVED 3-0</b></p> |      |   |          |                            |
| DEC 2025  | 2727                       | 76          | \$61,450.22                     |                                 |                            |             |                            |             |                            |      |   |          |                            |
|   | 2732                       | 17          | \$11,606.05                     |                                 |                            |             |                            |             |                            |      |   |          |                            |
| <p>4) Review of <b>RE Abatement summary report(s):</b></p> <table border="0" style="margin-left: 20px;"> <tr><td></td><td>2724</td><td>1</td><td>\$159.94 (RD parcel – Diane Ln)</td></tr> </table>   |                            | 2724        | 1                               | \$159.94 (RD parcel – Diane Ln) | <p><b>APPROVED 3-0</b></p> |             |                            |             |                            |      |   |          |                            |
|   | 2724                       | 1           | \$159.94 (RD parcel – Diane Ln) |                                 |                            |             |                            |             |                            |      |   |          |                            |
| <p>5) Warrant and Commitment for 16 Supplemental Bills:</p> <table border="0" style="margin-left: 20px;"> <tr><td>RE</td><td>16</td><td>\$82,624.18</td></tr> <tr><td>CPA</td><td>16</td><td>\$ 2,375.16</td></tr> </table>   | RE                         | 16          | \$82,624.18                     | CPA                             | 16                         | \$ 2,375.16 | <p><b>APPROVED 3-0</b></p> |             |                            |      |   |          |                            |
| RE  | 16                         | \$82,624.18 |                                 |                                 |                            |             |                            |             |                            |      |   |          |                            |
| CPA   | 16                         | \$ 2,375.16 |                                 |                                 |                            |             |                            |             |                            |      |   |          |                            |
| <p>6) Chapter Land:</p> <table border="0" style="margin-left: 20px;"> <tr><td>84 Powers Rd</td><td>61A</td></tr> <tr><td>1 Wright Lane</td><td>61 &amp; 61A</td></tr> </table>  | 84 Powers Rd               | 61A         | 1 Wright Lane                   | 61 & 61A                        | <p><b>APPROVED 3-0</b></p> |             |                            |             |                            |      |   |          |                            |
| 84 Powers Rd  | 61A                        |             |                                 |                                 |                            |             |                            |             |                            |      |   |          |                            |
| 1 Wright Lane   | 61 & 61A                   |             |                                 |                                 |                            |             |                            |             |                            |      |   |          |                            |

†Per MGL Ch 59 s.60; Applications for abatement or exemption under this chapter shall be open only to the inspection of the assessors, other officials, or designated auditors.

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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**A motion was made to into Executive Session to discuss Applications for RE & PP Abatements and/or Applications for RE exemptions and tax deferrals.**

**3-0 APPROVED**

**7) RE and PP Applications for Abatement:**

TYPE	LOC1	LOC2	FY2026 VALUE	ADJ VALUE	REASON	NOTES
WGN RE	73	NUTTING RD LITTLETON RD -	568,800	0	DOR	STATE APPROVED CH58S.8
WGN PP	133	207	11,395	0	EXEMPT	3ABC FILING
WGN PP	VARIOUS		83,300	0	CLOSED ACCT	FOL HAD ALL DISPOSED OF ASSETS
WGN RE	70	BOSTON RD OLD LOWELL RD	650,000		AFFORDABLE	600,600 PER INC, APR.
WGN RE	18	RD	13,900	0	EXEMPT	PROPERTY GIFTED TO EXEMPT ORG
SC RE	18	NEWPORT DR	535,200		OVERVAL	REC. DENY
SC RE	1	LAWTON AVE	1,195,800		OVERVAL	
SC RE	6	DANIEL DR LAKE SHORE	892,200		OVERVAL	
SC RE	32	DR N	998,300		OVERVAL	
SC RE	10	MORRISON LN	1,053,200		OVERVAL	
SC RE	17	PINE RIDGE RD	724,300		OVERVAL	

ACTION BY BOARD AS DETAILED BELOW:

\*Titus Palmer abstained from application for 73 Nutting Rd

				FY2026 VALUE	ADJUSTED VALUE	NOTES
73 NUTTING RD	RE	GRANTED	2-0	568,800		0
133 LITT. RD - 207	PP	GRANTED	3-0	11,395		0
XEROX - PP	PP	GRANTED	3-0	83,300		0 CLOSED ACCT
70 BOSTON RD	RE	NO ACTION		650,000	-	
18 OLD LOWELL RD	RE	GRANTED	3-0	13,900		0 EXEMPT
18 NEWPORT RD	RE	DENIED	3-0	535,200	N/A	
1 LAWTON AVE	RE	GRANTED	3-0	1,195,800	1,222,900	
6 DANIEL DR	RE	GRANTED	3-0	892,200	829,700	
32 LAKE SH. DR N	RE	GRANTED	3-0	998,300	843,700	
10 MORRISON LN	RE	GRANTED	3-0	1,053,200	1,013,200	
17 PINE RIDGE RD	RE	GRANTED	3-0	724,300	643,400	

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## 8) Applications for Exemption and Tax Deferral:

**34 APPROVED, 2 DENIED**

**3-0 APPROVAL**

MGL s.5 cl.	TYPE	LOC1	LOC2	AMOUNT	CPA AMOUNT	NOTES
22	VET	46	MAPLE RD	823	24.69	
22	VET	27	ELM RD	823	24.69	
22	VET	8	CHERRY LN	823	24.69	
22	VET	2	LEDGEWOOD DR	823	24.69	
22	VET	12	BOSTON RD	823	24.69	
22	VET	11	DELL RD	823	24.69	
22E	VET	49	NORTH ST	2,058	61.74	
41C	SR	59	ACTON RD	2,000	60.00	
	CPA	77	LOWELL RD	-	276.21	
	CPA	11	MYRTLE AVE	-	168.49	
	CPA	43	TADMUCK RD	-	278.30	
	CPA	27	ELM RD	-	131.76	
	CPA	29	SANDSTONE RD	-	205.46	
	CPA	7	WAYNE RD	-	200.58	
	CPA	36	PLAIN RD	-	216.47	
	CPA	12	GRANITEVILLE RD	-	440.50	
	CPA	8	TADMUCK RD	-	257.85	
	CPA	44	PINE RIDGE RD	-		REC DENY OV. INCOME
	MTSE	27	ELM RD	420	-	
	MTSE	33	OLD LOWELL RD	1,670	-	
	MTSE	5	NABNASSETT RD	720	-	
	MTSE	10	WOODRIDGE LN	570	-	
	MTSE	105	FORREST RD	1,750	-	
	MTSE	16	CROWN RD	320	-	
	MTSE	11	TOWER RD	REC DENY		MUTIPLE PROGRAMS
	MTSE	37	ACTON RD	2,220	-	
	MTSE	96	LOWELL RD	1,760	-	

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41A	TAX DEF	51	TADMUCK RD	9,290	-
41A	TAX DEF	31	CONCORD RD	4,052	-
41A	TAX DEF	82	STONY BROOK RD	7,743	-
41A	TAX DEF	43	GRIFFIN RD	6,751	-
41A	TAX DEF	7	WAYNE RD	7,997	-
41A	TAX DEF	11	POLLEY RD	8,799	-
41A	TAX DEF	32	CONCORD RD	6,606	-
41A	TAX DEF	5	KEYES RD	5,148	-
	MTSE	59	ACTON RD	3,810	-

*A motion was made to return to Regular Session.*

**3-0 APPROVED**

*A motion was made to adjourn the meeting.  
Meeting Adjournment 11:30 a.m.*

**Next meeting scheduled for:  
Wednesday, FEB 18, 2026, 9:00**

**Respectively submitted,  
William G. Naser, MAA**

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