

August 22, 2016

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Bob Krankewicz  
15 Boston Rd.  
Westford, MA 01886

Westford Office of the Assessors  
55 Main St.  
Westford, MA 01886

Dear Members of the Board of Assessors:

I am writing this letter to inform you that I think the owner, Westford Gateway LLC, of the property at 66 Boston Rd. is in violation of property tax assessment values.

According to the enclosed copy of MGL: CHAPTER 20, Section 26; land under an agricultural preservation restriction (APR) shall be assessed for general property tax purposes at a value no greater than those determined by the methods and provisions of section 10 of chapter 61A. The law specifically states that the land be actively devoted to agricultural use to qualify for agricultural assessment.

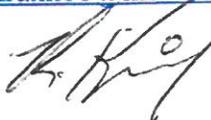
However, the land which was purchased February 17, 2016, over six months ago, has not been actively engaged in agricultural use by its owner. As a matter of fact, at the Board of Selectmen (BoS) meeting, August 9<sup>th</sup>, 2016, Masaledan, head of Westford Gateway LLC, stated: "Having a notion for me to farm that property at this time, it's an absolutely ridiculous idea right now".

Using some kind of convoluted reasoning he does not believe he is required to be actively engaged in agricultural production on that land. Apparently, it appears he believes that since Annual Town Meeting this year turned down his amendment allowing the construction of a restaurant and function hall; he does not need to abide by the APRs or state law requirements.

So in conclusion, I ask this question: if he is not actively engaged in agricultural use of the property now; by what right does he have to claim that the property be assessed and taxed at agricultural value? How can that be justified?

I respectfully request the Board of Assessors to look into the matter and take whatever action is in their power to resolve this unfortunate issue. I would appreciate an expeditious response as this is a time sensitive issue both for the BoS and the Drew Farms Task Force Committee (DFTFC).

Sincerely,  
Bob Krankewicz  
[Krankol@msn.com](mailto:Krankol@msn.com)



enclosure: ([MGL.Chap 20. S. 26](#)) cc: BoS  
DFTFC  
Jodi Ross



Massachusetts Laws

General Laws

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PART I ADMINISTRATION OF THE GOVERNMENT

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CHAPTER 20 DEPARTMENT OF FOOD AND AGRICULTURE

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Rules

Section 26 Property tax assessment of land under agricultural preservation restrictions

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Section 26. Land under agricultural preservation restrictions, while actively devoted to agricultural, horticultural or agricultural and horticultural use as defined in sections 1 to 5, inclusive, of chapter 61A, shall be assessed for general property tax purposes at values no greater than those determined by the methods and provisions of section 10 of said chapter 61A.