



**TOWN OF PROVINCETOWN**  
**DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE**

*260 Commercial Street, Provincetown, MA 02657*  
*Telephone (508) 487-7017 Fax (508) 487-9560*

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Minutes of the  
BOARD OF ASSESSORS MEETING  
Town Hall, Tuesday, July 16, 2013  
Caucus Hall Conference Room  
260 Commercial Street

**CALL TO ORDER:** Mr. Gavin called the meeting to order at 8:35 a.m.

**MEMBERS PRESENT:** Ms. Patty DeLuca (Chair)  
Mr. Paul Gavin  
Mr. Robert Sanborn  
Ms. Leslie Parsons

**MEMBERS ABSENT:** Mr. Greg Muse

**STAFF PRESENT:** Mr. Paul Gavin, Principal Assessor  
Ms. Cheryl MacKenzie, Clerk

**PREVIOUS MINUTES:**

Ms. Parsons made a motion to accept the BOA Minutes of June 11, 2013. Mr. Sanborn seconded the motion, and the motion carried by a 3-0 vote.

**PUBLIC STATEMENTS:**

None

Mr. Gavin motioned that we call the meeting into Executive Session, and Ms. Parsons seconded the motion. The motion was carried by a vote of 3-0-0.

Mr. Gavin called the meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 8:36 AM.

**Begin Executive Session: OPEN MEETING LAW, G.L. c. 30A, §§ 21**

MGL c 59, ss60 – Application for Abatement/Exemptions  
MGL c 59, ss52B – Valuation Information  
MGL c 59, ss8A – Discovery Collected in ATB Cases  
MGL c 59, ss38D – Written Return of Information

- **FY13 REAL PROPERTY ABATEMENTS**
- **FY13 EXEMPTIONS**
- **FY13 AFFORDABLE HOUSING**

Ms. DeLuca joined the meeting at 8:50 a.m.

**End Executive Session: OPEN MEETING LAW, G.L. c. 30A, §§ 21**

MGL c 59, ss60 – Application for Abatement/Exemptions

MGL c 59, ss52B – Valuation Information

MGL c 59, ss8A – Discovery Collected in ATB Cases

MGL c 59, ss38D – Written Return of Information

MGL c 59, ss61A – Discovery Collected with Abatement Applications

Mr. Gavin motioned that we end Executive Session, and Mr. Sanborn seconded the motion. The motion was carried by a vote of 3-0-0.

Mr. Gavin officially ended Executive Session at 9:25 a.m.

**FY13 REAL ESTATE PROPERTY ABATEMENTS**

The Board reviewed the Third list of FY 2013 Real Estate Property abatement applications.

Twelve (12) applications were reviewed with the following actions:

1. 37 Commercial St – Granted to Value of \$1,715,500. The motion carried by a vote of 4-0-0.
2. 21 Point St – Granted to Value of \$445,600. The motion carried by a vote of 3-0-0.
3. 39-A U1 Commercial St – Granted to Value of \$457,700. The motion carried by a vote of 4-0-0.
4. 39-A U2 Commercial St – Granted to Value of \$415,500. The motion carried by a vote of 4-0-0.
5. 147-U1 Bradford St Ext – Abatement Denied. The motion carried by a vote of 3-0-0.
6. 27 Point St – Granted to Value of \$334,900. The motion carried by a vote of 3-0-0.
7. 17 Point St – Granted to Value of \$325,800. The motion carried by a vote of 3-0-0.
8. 39 Commercial St – Granted to Value of \$620,700. The motion carried by a vote of 4-0-0.
9. 35 Commercial St – Granted to Value of \$627,700. The motion carried by a vote of 4-0-0.
10. 33 Commercial St – Granted to Value of \$665,100. The motion carried by a vote of 4-0-0.
11. 31 Commercial St – Granted to Value of \$875,200. The motion carried by a vote of 4-0-0.
12. 22 Commercial St – Granted to Value of \$3,278,800. The motion carried by a vote of 3-0-1.

Ms. Parsons dismissed herself from the meeting at 9:13 a.m.

## **FY13 EXEMPTIONS/ABATEMENTS:**

### **Exemptions**

The Board reviewed the Third list of FY13 exemptions to date. Thirteen (13) applications were reviewed with the following actions:

**Clause 41C - Elderly Persons** – Four (5) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

**Community Preservation Act** - Seven (7) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

**Clause 22 - Veterans** – None.

**Clause 37A – Blind Persons** – None.

**Clause 17D-Surviving Spouse/Elderly** – One applicant was granted extension for filing, waiting on Tax Returns from Accountant.

**41A Deferrals** – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

## **FY13 AFFORDABLE HOUSING ABATEMENTS:**

### **Affordable Housing**

The Board reviewed the First list of FY13 Affordable Housing Applications to date as Twenty-Three (23) properties consisting of Fifty-Five (55) Units were reviewed, and all applicants meet the current requirements. The motion carried 3-0-0.

Awaiting applications for properties at:

90 Shank Painter Rd – Forty-Five to Fifty (45-50) Units

9B Carnes Lane – One (1) Unit

## **GENERAL UPDATE FROM PAUL GAVIN, PRINCIPAL ASSESSOR:**

The Assessor's hired the two returning inspectors from last year, Mr. Frank Pantano, and Ms. Carol Bergen for the FY14 Summer Inspectors position. They have already started the data quality property inspections.

## **APPROVAL AND SIGNATURES FOR MOTOR VEHICLE/BOAT COMMITMENT AND ABATEMENT REPORTS:**

Ms. MacKenzie provided the Board members with the following documents for signatures as follows:

1. FY13 MV Abatements
2. FY13 Boat Abatements
3. FY13 MV Excise Tax Commitments

**MISCELLANEOUS:**

Mr. Gavin informed the board members that the Selectmen have requested a joint meeting sometime in either September or October in regards to Tax Classification. We will poll the full board to see which BOS meeting the majority of members can attend.

**NEXT BOA MEETING:**

TBD

**ADJOURNMENT:**

Ms. DeLuca motioned to adjourn the meeting, seconded by Mr. Gavin. The meeting was adjourned at 9:34 a.m.

Respectfully submitted:

*Cheryl A. MacKenzie*

Cheryl A. MacKenzie,  
Assessors' Office Clerk

*Paul M Gavin*

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**Paul M Gavin, Principal Assessor**