



TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

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

Minutes of the
BOARD OF ASSESSORS MEETING
Town Hall, Wednesday, April 22, 2015
Judge Welsh Room
260 Commercial Street

CALL TO ORDER: Mr. Sanborn called the meeting to order at 8:36 a.m.

MEMBERS PRESENT: Mr. Robert Sanborn (Chair)
Mr. Scott Fahle
Mr. Greg Muse
Ms. Leslie Parsons

MEMBERS ABSENT: Ms. Patty DeLuca

STAFF PRESENT: Mr. Scott Fahle, Principal Assessor
Ms. Cheryl MacKenzie, Administrative Assistant

PREVIOUS MINUTES:

Ms. Parsons made a motion to accept the BOA Minutes of October 8, 2014. Mr. Fahle seconded the motion, and the motion carried by a 4-0 vote.

PUBLIC STATEMENTS:

None

Mr. Sanborn motioned that we call the meeting into Executive Session, and Mr. Fahle seconded the motion. The motion was carried by a vote of 4-0-0.

Mr. Sanborn called the meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 8:38 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
 MGL c 59, ss61A – Discovery Collected with Abatement Applications

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. Sanborn motioned that we end Executive Session, and Mr. Fahle seconded the motion. The motion was carried by a vote of 4-0-0.
 Mr. Sanborn officially ended Executive Session at 09:30 a.m.

FY15 EXEMPTIONS/ABATEMENTS:

Exemptions

The Board reviewed the First list of FY15 exemptions to date. One-Hundred and Ten (110) applications were reviewed with the following actions:

Clause 41C - Elderly Persons –Eighteen (18) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Community Preservation Act - Thirty-Four (34) applications were considered for this period. Thirty-Three (33) applicants meet the current requirements. One (1) applicant was over the income limit. The motion carried 4-0-0.

Clause 22 - Veterans – Ten (10) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 37A – Blind Persons – None

Clause 17D-Surviving Spouse/Elderly – Six (6) applications were considered for this period. Five (5) applicants meet the current requirements. One (1) application was over the assets limit. The motion carried 4-0-0.

Clause 41A Deferrals – Two (2) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Section 5K – Senior Volunteer Work Credit – Forty-One (41) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

APPROVAL AND SIGNATURES FOR FY15 REAL ESTATE AND PERSONAL PROPERTY TAX COMMITMENTS

Ms. MacKenzie provided the Board members with the following documents for signatures as follows: All were approved (4-0).

1. FY15 Real Estate Tax Commitment and Warrants
2. FY15 Real Estate Personal Property Tax Commitment and Warrant

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: All were approved (4-0).

1. FY15 Boat Excise Tax Commitment
2. FY15 MV Excise Tax Commitment
3. FY14 MV Excise Tax Commitment
4. FY15 MV Abatements
5. FY14 MV Abatements
6. FY13 MV Abatements
7. FY12 MV Abatements
8. FY15 Boat Abatements

APPROVAL AND SIGNATURES FOR FY15 OMITTED RE, CPA, AND LANDBANK

Mr. Fahle provided the Board members with the following documents for signatures as follows: All were approved (4-0). Mr. Fahle will send signed paperwork to the State.

1. FY15 Omitted RE, CPA and Land Bank

ASSESSORS UPDATES:

Mr. Fahle discussed status/issues with the 3ABC (Charitable) forms as follows:

1. A Reminder letter was sent out on April 16, 2015 to those organizations who have not yet filed as of yet for FY16, adding an additional grace period until April 30, 2015 for receipt of returns.
2. We received a return from Lower Cape Community Development of Eastham for FY16. They have not filed the past couple of years, yet it appears that they have been receiving partial adjustments on two (2) properties: 27 Nelson Ave, and 58 Harry Kemp Way. More research needs to be done on this issues.
Recommended Action: Mr. Fahle motioned that this item be deferred until next meeting. Ms. Parsons seconded motion. Motion passed 4-0-0.
3. We received an incomplete return from West End Racing Club. The application must include a State Form PC (charitable organization) in order to comply. The owner of West End Racing Club was not aware that this form was necessary. In filing with the State, the State determined that the firm is a non-charitable, non-profit, which makes them ineligible for this exemption.
Recommended Action: Mr. Fahle will send a letter to the owners of the West End Racing Club letting them know that we cannot process this exemption without the

Form PC, and that they (the owners) should go back to the State. (This document must be received by Assessors office by July 1, 2015 in order to comply). Mr. Fahle will draft letter and send to Board of Assessors for approval before mailing.

MISCELLANEOUS:

Mr. Fahle mentioned to the Board that a Bill (HD 1514) has been filed with the State on behalf of the Massachusetts Association of Assessing Officers proposing that all Exemptions filing/due dates be uniform throughout the Commonwealth of Massachusetts.

NEXT BOA MEETING:

Wednesday, May 20, 2015 at 8:30 a.m.

ADJOURNMENT:

Mr. Fahle motioned to adjourn the meeting, seconded by Mr. Muse. The meeting was adjourned at 9:33 a.m.

Respectfully submitted:

Scott Fahle

Scott Fahle,
Principal Assessor

Scott Fahle

Scott Fahle, Principal Assessor