



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, May 20, 2015
Judge Welsh Room
260 Commercial Street

CALL TO ORDER: Mr. Sanborn called the meeting to order at 8:35 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:

Mr. Muse made a motion to accept the BOA Minutes of April 22, 2015. Ms. Parsons 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@ 8:35 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 09:02 a.m.

FY15 PERSONAL PROPERTY ABATEMENTS

The Board reviewed the First list of FY 2015 Personal Property abatement applications. Eight (8) applications were reviewed with the following actions:

1. 23-UB Harry Kemp Way – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
2. 963-U51 Commercial St – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
3. 269 Commercial St – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
4. 177-UE Bradford St – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
5. 60-U11 Race Point Rd – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
6. 212 Commercial St - Granted to Value of \$0. The motion carried by a vote of 4-0-0.
7. 34 Alden St – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
8. 5-UC Arch St – Granted to Value of \$200.00. The motion carried by a vote of 4-0-0.

FY15 REAL ESTATE PROPERTY ABATEMENTS

The Board reviewed the First list of FY 2015 Real Estate Property abatement applications. Four (4) applications were reviewed with the following actions:

1. 825-U5 Commercial St – Granted to Value of \$357,100. The motion carried by a vote of 4-0-0.
2. 538-U1 Commercial St – Granted to Value of \$217,300. The motion carried by a vote of 4-0-0.
3. 56-U1 Franklin St – Granted to Value of \$487,900. The motion carried by a vote of 4-0-0.
4. 5-UC Arch St – Granted to Value of \$302,500. The motion carried by a vote of 4-0-0.

FY15 EXEMPTIONS/ABATEMENTS:

Exemptions

The Board reviewed the Second list of FY15 exemptions to date. Twenty-Eight (28) applications were reviewed with the following actions:

Clause 41C - Elderly Persons –Seven (7) applications were considered for this period. Six (6) applicants meet the current requirements. One (1) applicant was over the asset limit. The motion carried 4-0-0.

Community Preservation Act - Twelve (12) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 22 - Veterans – Three (3) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 37A – Blind Persons – Two (2) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 17D-Surviving Spouse/Elderly – Three (3) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 41A Deferrals – None

Section 5K – Senior Volunteer Work Credit – None

FY14 AFFORDABLE HOUSING ABATEMENTS:

Affordable Housing

The Board reviewed the First list of FY15 Affordable Housing Applications to date as Two (2) properties consisting of Three (3) Units were reviewed, and all applicants meet the current requirements. The motion carried 4-0-0.

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 MV Excise Tax Commitment
2. FY14 MV Excise Tax Commitment
3. FY15 MV Abatements
4. FY14 MV Abatements
5. FY15 Boat Abatements

ASSESSORS UPDATES:

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

1. 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.
Resolution: Mr. Fahle spoke to prior Assessor (Mr. Paul Gavin) regarding this issue. The partial adjustments were to cover the Affordable housing status for portion of properties not covered under 3ABC. Mr. Fahle motioned to recommend that adjustments remain the same. Mr. Sanborn seconded motion. Motion passed 4-0-0.
2. 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 as currently organized.

Resolution: Mr. Fahle is awaiting drafted letter from owner of West End Racing Club by July 1, 2015 stating that they are working on getting status changed with the State. As long as this is received by July 1, 2015 property will remain exempt for Fiscal Year 2016.

Mr. Fahle discussed the Small Personal Property Exemptions with board members. Mr. Fahle received an email from Mr. David Gardner (Acting Town Manager) regarding requirements to do this, if the town so decided. More information will be supplied at the next BOA meeting.

Mr. Fahle discussed the Fee Schedule with board members. Mr. Fahle recommended to board not to change the fee schedule at this time. Mr. Sanborn motioned to accept Mr. Fahle's recommendation not to change fee schedule, and Mr. Muse seconded motion. Motion to not change fees passed 4-0-0.

MISCELLANEOUS:

Mr. Fahle mentioned that FY16 is a Recertification Year. A representative from the Department of Revenue (Mr. Stephen Sullivan) will be coming to Provincetown on Wednesday, May 27, 2015 to do Data Quality Inspections on a few designated properties to ensure values are in-line.

Mr. Fahle mentioned that Grace Sandell, long time Field Advisor for the Department of Revenue, has retired.

NEXT BOA MEETING:

Wednesday, June 17, 2015 at 8:30 a.m.

ADJOURNMENT:

Mr. Sanborn motioned to adjourn the meeting, seconded by Mr. Muse. The meeting was adjourned at 9:22 a.m.

Respectfully submitted:

Scott Fahle

Scott Fahle,
Principal Assessor

Scott Fahle

Scott Fahle, Principal Assessor