



## Board of Selectmen

# Meeting Agenda

The Provincetown Board of Selectmen will hold a public meeting on Friday, May 19, 2017, at 9:00 am in Judge Welsh Room, Town Hall, 260 Commercial Street, Provincetown, MA 02657.

1. Vote to open the warrant for the June 19, 2017 Special Town Meeting – Town Manager David Panagore
2. Discussion of potential articles for June 19, 2017 Special Town Meeting warrant and votes to insert them forthwith – Town Manager David Panagore
3. Vote to close the warrant for the June 19, 2017 Special Town Meeting – Town Manager David Panagore
4. Vote to approve June 19, 2017, Special Town Meeting Warrant for Publication.

Cheryl Andrews  
Chair, Board of Selectmen

Approved: 5-15-17 4:40 pm (CLA)

Posted by the Assistant Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 5/16/17 8:25 am dv



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
Friday, May 19, 2017

1

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## Special Town Meeting

### Set Dates for Opening Warrant

#### Proposed Motion(s)

**MOVE** that the Board of Selectmen vote to open the warrant for the Special Town Meeting to be held on June 19, 2017 forthwith, in accordance with Charter §2-1-7.

#### Additional Information

Charter §2-1-7 provides that the warrant "shall be closed thirty days prior to the date of the town meeting." Articles may be submitted onto the warrant at the request of the Town Manager, selectmen, any town board, or 200 registered voters in the case of the special town meeting [§2-1-4].

#### Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>



**Provincetown Board of Selectmen  
AGENDA ACTION REQUEST  
Friday, May 19, 2017**

**2**

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**SPECIAL TOWN MEETING WARRANT ARTICLE(S)**

Approve and Insert Article(s) into the Warrant

**Proposed Motion(s)**

MOVE that the Board of Selectmen vote to approve Article(s) #1 for the June 19, 2017 Special Town Meeting as presented by the Town Manager and to Insert said Article(s) into the June 19, 2017 Special Town Meeting Warrant forthwith.

**Additional Information**

See attached draft warrant article.

**Board Action**

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

### June 19, 2017 Special Town Meeting and TBD Election Timetable

Activity	Date	Charter Reference
The Board of Selectmen shall prepare the Special Town Meeting warrant	May 1 -12, 2017	§2-1-1 to §2-1-6
Selectmen open the election warrant and submit ballot questions to the Town Clerk	Date TBD- Election must be within 90 days of STM vote	N/A
Selectmen vote to open the Special Town Meeting warrant, approve articles and vote to insert them forthwith at a Special Meeting	Friday, May 19, 2017	§2-1-1 to §2-1-7
Special Town Meeting Warrant closes	Friday, May 19, 2017	30 days prior to date of town meeting, per Charter §2-1-7
Selectmen approve the Warrant for publication at a Special Meeting	Monday, May 22, 2017	N/A
Board Public Hearing Notices published as needed	TBD	Charter §§2-2-1 to §2-2-4, §2-3-10 and Bylaw §5-2-1
Staff submits the warrant to the Banner	Wednesday, May 24, 2017	N/A
Special Town Meeting warrant is posted and published in the newspaper and posted in at least 10 public places in Town	Thursday, June 1, 2017	at least 14 days prior to town meeting, per Charter §2-1-7
Board of Selectmen mail copies of the warrant to Town Moderator, Town Counsel, and Town boards	Friday, June 2, 2017	at least 14 days prior to town meeting, per Charter §2-1-8
Selectmen vote their recommendations at a Regular Meeting	Monday, June 12, 2017	Charter §2-3-11
Board Public Hearings as needed to vote recommendations	Week of June 5, 2017	Charter §2-2-1
Planning Board must vote if there is an article concerning land use or development	Week of June 5, 2017- proposed date of Thursday, June 8, 2017	Charter §2-2-3
Planning Board Report Submitted	Friday, June 9, 2017	
Finance Committee Public Hearing- Vote their recommendations	Week of June 12, 2017- proposed date of Tuesday, June 13, 2017	Charter §2-3-10 and Bylaw §5-2-1
Copies of Finance Committee report made available at Town Hall	June 12, 2017 or earlier	at least 7 days prior to town meeting, per Charter §2-1-9
Special Town Meeting at Town Hall	June 19, 2017	Charter §2-3-2

# Town Warrant

## Special Town Meeting – Monday, June 19, 2017

**Commonwealth of Massachusetts Barnstable, ss.**

To either of the Constables of the Town of Provincetown, Greetings:

In the Name of the Commonwealth of Massachusetts and in the manner prescribed in the Charter and Bylaws of said Town, you are hereby directed to notify the inhabitants of the Town qualified by law to vote in Town affairs to meet and assemble at **Provincetown Town Hall, 260 Commercial Street, on Monday, the Nineteenth day of June, A.D. 2017 at 6 o'clock in the evening**, then and there to act on the following article, to wit:

***Article 1: Petitioned Article by Barbara Rushmore and Others -***

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise four parcels of land located at 132, 134, and 136 Bradford Street and 10 Conwell Street, including the buildings and parking lot located on said parcels, for general municipal purposes including but not limited to the site for a new police station; and further identified as Parcel Nos. 12-1-77-0 consisting of 30,710 square feet, 12-1-77-A consisting of 62,160 square feet, 12-1-78-0 consisting of 7,520 square feet; and 12-1-82-0 consisting of 92,565 square feet; and further to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Town Manager and the DPW Director, for said acquisition and for the design and construction of a new police station on said parcels, including costs incidental and related thereto; provided that said appropriation shall be contingent on a Proposition 2 and ½ debt exclusion ballot question; or to take any other action relative thereto.

**BOARD OF SELECTMEN  
TOWN OF PROVINCETOWN**

Cheryl Andrews, Chairman  
Erik Yingling, Vice-Chairman  
Thomas Donegan  
Robert Anthony  
Louise Venden

A TRUE COPY, ATTEST:  
Douglas Johnstone  
Town Clerk  
Date of publishing:



Key: 2219

Town of Provincetown - Fiscal Year 2017

11/15/2016 7:37 pm

SEC #: 2,188

CURRENT OWNER		PARCEL ID		LOCATION	
RILEY BROTHERS REALTY LLC		12-1-77-A		134 BRADFORD ST	
464 ROUTE 6		TRANSFER HISTORY		DOS T SALE PRICE BK-PS (Cent)	
WELLFLEET, MA 02867		RILEY BROTHERS REALTY LLC		04/02/2015 V 6,300,000 28776-211	
		DUARTE MOTORS INC		01/17/1950 QS 739-382	

CD	T	AC/SF/JN	Nbhd	Inf1	Inf2	Use	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.184 CIM	1.00 CIM	1.00	1.00	1.00 C09	2.15			913,080
300	A	1.243 CIM	1.00 CIM	0.60	1.00	1.00 C09	2.15			37,710

TOTAL	1.427 Acres	ZONING	TCC	FRNT	91
Nbhd	CIM	Inf1=Shape and Use			
Inf1	100				
Inf2	100				

TY	QUAL	COND	DIM	NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 F	0.50		1950	2,300	25.82	29,700

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	UNITS	ADJ

CAPACITY		UNITS		ADJ	

CLASS	CLASS%	DESCRIPTION	
3370	100	PARKING LOTS	
PMT NO	PMT DT	TY	DESC
		38	38D I/E RECE
		42	INSP DATA QU

BN ID	BN	CARD
		1 of 1

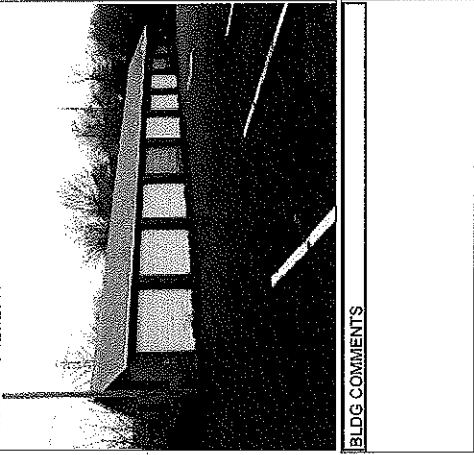


PHOTO 04/26/2011

ASSESSED	CURRENT	PREVIOUS
LAND	950,800	924,400
BUILDING	0	0
DETACHED	29,700	28,700
OTHER	0	0
TOTAL	980,500	953,100

TOTAL RCN		CONDITION ELEM		CD	
EFF. YR/AGE		COND		RCNLD	
		FUNC			
		ECON			
		DEPR			
		% GD			

Key: 2220

Town of Provincetown - Fiscal Year 2017

11/15/2016 7:37 am SEQ #: 2,158

CURRENT OWNER		PARCEL ID		LOCATION					
RILEY BROTHERS REALTY LLC		12-1-78-0		136 BRADFORD ST					
464 ROUTE 6		TRANSFER HISTORY		DOS T SALE PRICE BK-PG (Cert)					
WELLFLEET, MA 02867		RILEY BROTHERS REALTY LLC		04/02/2015 V 6,300,000 28776-211					
		DUARTE MOTORS INC		12/31/1970 OS 9,691 1495-595					
		OLIVER WENDELL R.T.		12/22/1970 F 1494-791					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.173 C	1.00/100	1.00/100	1.00/100	1.00/R01	0.90		377,560

TOTAL	7,520 SF	ZONING	TCC	FRNT	95
Nbhd	TOWN CENTER				
Inf1	100				
Inf2	100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	G	1.25 G	0.80 5 X 3		15	46.75	600
CLR	G	1.25 G	0.80 WALK IN 7 X		77	34.36	2,100

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	15	1.95	APARTMENTS (68%)
QUALITY	A	1.00	AVERAGE (100%)
U FRAME	1	1.00	WOOD FRAME (100%)

YEAR BLT	1875	SIZE ADJ	0.930
NET AREA	2,771	DETAIL ADJ	2,040
\$/LA(RCN)	\$154	OVERALL	1,000

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
HALF BATHS	1	1.00
TOT FIXTURES	17	\$11,900
# OF UNITS	4	1.00
KITCHENS	3	1.00
AFFORD.HSG UN	0	1.00

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0130	56	MULTI-USE RES		1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	
		38	38D I/E RECE		
		70	RESIDENT		
		42	INSP DATA QU		
		3	RENOVATIONS		
07-RP-096	10/03/2006				

TOTAL RCN	426 078
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
HEAT	U
ELECT	U

EFF.YR/AGE	1988 / 27
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % G.D.
RCNLD	\$340,900

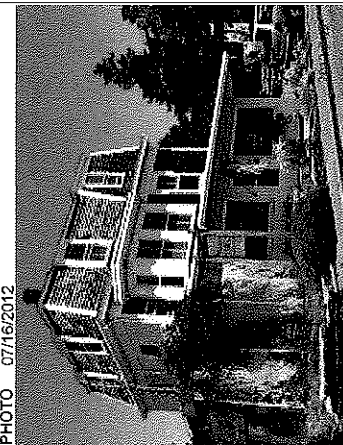
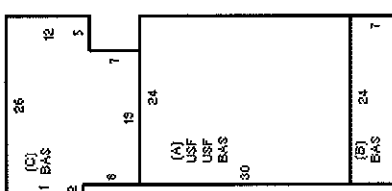


PHOTO 07/16/2012

BLDG COMMENTS

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	888	1875	149.47	132,728
A	USF	L	UP-STRY FIN	1,440	1875	149.47	215,235
C	BAS	L	BASE AREA	443	1875	149.47	66,215





I move that the Town vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise four parcels of land located at 132, 134, and 136 Bradford Street and 10 Conwell Street, including the buildings and parking lot located on said parcels, for public parking purposes, for the site of a new Provincetown Police Station, and for general municipal purposes, and further identified as Parcel Nos. 12-1-77-0 consisting of 30,710 square feet, 12-1-77-A consisting of 62,160 square feet, 12-1-78-0 consisting of 7,520 square feet; and 12-1-82-0 consisting of 92,565 square feet, more or less; and further to appropriate the sum of \$ \_\_\_\_\_, to be expended under the direction of the Town Manager and the DPW Director, to (1) acquire the parcels identified in this vote, (2) to design and construct a new police station on said parcels, and (3) to make improvements on the parcels to accommodate a municipal public parking lot, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is hereby authorized to borrow \$ \_\_\_\_\_ pursuant to General Laws Chapter 44, Sections 7 or 8, or any other enabling authority, and to issues bonds and notes therefor; provided that said appropriation shall be contingent on a Proposition 2 and ½ debt exclusion ballot question; and further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; and provided further, that because the Town has already appropriated and authorized borrowing the funds necessary to construct a new Police Station at the Jerome Smith site under Article 8 of the 2017 Annual Town Meeting and a debt exclusion vote passed for that appropriation at the 2017 Annual Election, it is the intention of Town Meeting that the Board of Selectmen only proceed with the construction of one police station.



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
Friday, May 19, 2017

3

## Special Town Meeting

### Closing of Warrant

#### Proposed Motion(s)

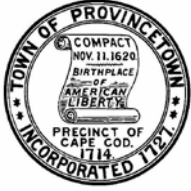
**MOVE that the Board of Selectmen vote to close the warrant for the Special Town Meeting on June 19, 2017, in accordance with Charter §2-1-7.**

#### Additional Information

Charter §2-1-7 provides that the warrant "shall be closed thirty days prior to the date of the town meeting." Articles may be submitted onto the warrant at the request of the Town Manager, selectmen, any town board, or 200 registered voters in the case of the special town meeting [§2-1-4].

#### Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
Friday, May 19, 2017

4

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## SPECIAL TOWN MEETING WARRANT

Approve June 19, 2017 Special Town Meeting Warrant for Publication

Requested by: Town Manager David Panagore

Action Sought: Approval

### Proposed Motion(s)

**Move that the Board of Selectmen vote to approve the warrant for the June 19, 2017 Special Town Meetings for posting and publication.**

### Additional Information

### Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

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