

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

Minutes of the  
**BOARD OF ASSESSORS MEETING**  
Town Hall, June 17, 1999

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

**CALL TO ORDER:** The meeting was called to order at 9:10 AM by Chairperson, Alberta Romano.

**MEMBERS PRESENT:** Ms. Romano, Mrs. Lina Berry, Mr. Jack Kosko  
Mr. Rick Blanchette, Mr. Cervantes

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff: Mr. Dana Faris, Principal Assessor; Mr. John Warner, Assessing Department Clerk

**MINUTES:**

Mr. Kosko moved, seconded by Mrs. Berry, to approve the minutes of the May 27, 1999 meeting as written. The motion carried by a vote of 5-0.

**PUBLIC STATEMENTS:** There were no public statements.

**CORRESPONDENCE:** Mr. Faris reported on the following recent correspondence sent or received by the Assessors' Office:

1. A note from Mr. & Mrs. Robert White thanking the Board for its consideration of an FY'99 abatement application.
2. A letter from Mr. Faris to Mr. Paul Flynn of CLT Company regarding the cost for upgrading the assessing department's costing software.
3. A letter from Mr. Faris to Ms. Linda L. Glenn of the Union Wharf Condominiums outlining the procedure for filing an amendment to the master deed deleting the two demolished units at the aforementioned complex.
4. An invoice from Mr. Faris to Mr. Nat Santoro accompanying a diskette of assessing department data.
5. A letter from Mr. Faris to Mr. Robert L. Mumford of the Cape Cod Commission enclosing a copy of Provincetown's LA-4 for FY'99.
6. A letter from Mr. Faris to Mr. Paul Flynn of CLT Company regarding several upgrade options available to the Town to upgrade the assessing department's costing software.
7. An invoice from Mr. Faris to Ms. Joan Spence of Moore Data accompanying a diskette of assessing department data.
8. An invoice from Mr. Faris to Mr. Timothy Downey accompanying a hard copy of assessing department data.
9. An excerpt from the *Warren Information Real Estate Trendlines Report* illustrating sales trends between April 1998 and April 1999.

10. A memo from Mr. Stephan Nofield, Town Clerk regarding the status of vacancies on the several town boards. Mr. Faris pointed out that, inasmuch as both the Selectmen and the Moderator had been unable to fill the regular position left vacant by the resignation of Walter Winnowski, the authority to appoint had now, according to the charter, devolved to the Board.

#### **OLD BUSINESS:**

**Appellate Tax Board Cases Update:** Mr. Faris reported on the following Appellate Tax Board cases:

1. Seagull Realty Trust, 56 Shank Painter Rd. An appeal was received relative to this property on June 8, 1999.
2. Great Atlantic & Pacific Tea Co, 32 Conwell St. An appeal was received relative to this property on June 7, 1999.

Mr. Faris also presented a letter of postponement from Atty. Mark Witkin for four pending ATB cases for Seagull Realty Trust and Great Atlantic & Pacific Tea Co. He also informed the Board of Assessors of the hearing schedule for the Appellate Tax Board which will be seated in Provincetown on July 21, 1999.

**Clause 58, Section 8 Abatements:** There were no applications to consider for this period.

#### **NEW BUSINESS**

**Motor Vehicle Excise Tax Abatements:** Mr. Warner reported on the following applications for abatement and recommended that they be granted:

- Partially abate six (6) bills for 1999 due to sales or trades of vehicles.
- Fully abate one bill from 1999 which was issued in error.

Mr. Cervantes moved, seconded by Mr. Blanchette, to accept Mr. Warner's recommendations.

**Boat Excise Tax Abatements:** Mr. Warner reported on the following applications for abatement and recommended that they be granted:

- Partially abate five (5) bills from 1999 due to sales or data correction.
- Fully abate four (4) bills from 1998/1999 which were issued in error.

#### **OTHER/MISCELLANEOUS:**

**Tax Rate-Residential Exemption:** Mr. Faris informed the Board that the Board of Selectmen is, at present, giving serious consideration to the adoption of a residential exemption for FY 2000.

**PILOT Bill:** Mr. Faris presented an accounting of properties owned by the Provincetown Housing Authority and a "payment in lieu of taxes" bill for same. Mr. Kosko moved, seconded by Mrs. Berry, to authorize the Tax Collector to issue the PILOT bill. The motion carried by a vote of 5-0.

**Omitted Assessment:** Schuster, Lawrence, Braatan Dune Shack. Based on a special use permit issued by the Cape Cod National Seashore which stipulates that the permittee is responsible for paying real estate taxes to the Town, Mrs. Berry moved, seconded by Mr. Blanchette, to issue a tax bill for this property. The motion carried by a vote of 5-0.

**Board of Assessor Vacancy:** Ms. Romano presented the Board with the name of a candidate to fill the vacant position. After discussion, Mr. Kosko nominated Mary Joy Mc Nulty to fill the vacancy on the Board. Mr. Blanchette seconded the nomination. There were no other nominations from the floor. By a vote of 4-1, the Board voted to appoint Ms. Mc Nulty as a regular member with a term expiring December 31, 2001.

**Assessing Team and Office News:** There was no assessing team or office news that was not fully covered elsewhere in the minutes.

**Future Meeting Dates:** There will be a meeting of the Board of Assessors on **Thursday, July 15, 1999** at **9:00AM**.

**ADJOURNMENT:** There being no further business to come before the Board, Mr. Kosko moved that the meeting be adjourned at 9:45 AM and the meeting was adjourned.

Respectfully submitted:

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Lina Berry, Clerk

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Dana Faris, Principal Assessor

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