



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, Tuesday, July 26, 2011
Caucus Hall Conference Room
260 Commercial Street

CALL TO ORDER: Mr. Gavin called the meeting to order at 8:15 a.m.

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

Mr. Greg Muse and Ms. Cheryl MacKenzie joined the meeting at 8:25 a.m.
Ms. Patty DeLuca joined the meeting at 8:32 a.m.

MEMBERS ABSENT: None

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

PREVIOUS MINUTES:

Mr. Sanborn made a motion to accept the BOA Minutes of June 28, 2011. Ms. Parsons seconded the motion, and the motion carried by a 3-0 vote.

PUBLIC STATEMENTS:

None

Mr. Gavin called the meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 8:17 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

FY11 PERSONAL PROPERTY ABATEMENTS**FY11 REAL ESTATE PROPERTY ABATEMENTS**

Mr. Gavin officially ended Executive Session at 9:00 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

FY11 PERSONAL PROPERTY ABATEMENTS**None****FY11 REAL ESTATE PROPERTY ABATEMENTS**

The Board reviewed the Second list of FY 2011 Real Property abatement applications. Twelve applications were reviewed with the following actions:

1. 3 Webster Place – Granted to Value of \$413,900. The motion carried by a vote of 3-0.
2. 162-UA Commercial St. – Granted to Value of \$311,800. The motion carried by a vote of 4-0-1. Mr. Sanborn abstained.
3. 15-U3 Conant St. – Granted to Value of \$371,400. The motion carried by a vote of 5-0.
4. 553-UB Commercial St – Abatement Denied. The motion carried by a vote of 4-0.
5. 543-545 Commercial St. – Abatement Denied. The motion carried by a vote of 4-0-1. Mr. Sanborn abstained.
6. 540-544 Commercial St. – Abatement Denied. The motion carried by a vote of 4-0-1. Mr. Sanborn abstained.
7. 162-U1 Commercial St. – Granted to Value of \$350,800. The motion carried by a vote of 4-0-1. Mr. Sanborn abstained.
8. 193-U1 Commercial St. – Granted to Value of \$225,700. The motion carried by a vote of 5-0.
9. 193-U2 Commercial St. – Granted to Value of \$124,400. The motion carried by a vote of 5-0.
10. 193-U3 Commercial St. – Granted to Value of \$150,400. The motion carried by a vote of 5-0.

11. 193-U4 Commercial St. – Granted to Value of \$129,400. The motion carried by a vote of 5-0.
12. 193-U5 Commercial St. – Granted to Value of \$119,100. The motion carried by a vote of 5-0.

Mr. Gavin noted that all RE Abatements that were received have been processed.

EXEMPTIONS/ABATMENTS:

Exemptions

The Board was presented with a list of Nine FY11 exemptions to date with the following recommendations:

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

Community Preservation Act - Four applications were considered for this period. All applicants meet the current requirements. The motion carried 5-0.

Clause 22 - Veterans – One application was considered for this period. All applicants meet the current requirements. The motion carried 5-0.

Clause 37A – Blind Persons – None

Clause 17D-Surviving Spouse/Elderly – One application was considered for this period. All applicants meet the current requirements. The motion carried 5-0.

41A Deferrals – One application were considered for this period. All applicants meet the current requirements. The motion carried 5-0.

Mr. Vernon Porter joined the meeting at 9:15 a.m. The Statement of Entry into Tax Deferral and Recovery Form (State Tax Form 97-2) was signed by all board members, and notarized by Mr. Porter.

Sr 5K – Senior Volunteer Work Credit – None

AFFORDABLE HOUSING PROPERTY TAX EXEMPTIONS

The Board reviewed the First List of FY 2011 Affordable Housing Property Tax Exemption applications. Twenty-Five applications (forty-eight units) were reviewed and meet the current requirements with the Assessor's Office. The motion carried by a vote of 5-0.

GENERAL UPDATE FROM PAUL GAVIN, PRINCIPAL ASSESSOR:

1. There have been no current applications for open positions on board at this time.
2. The Assessor's Office is currently reviewing Scale Calculation and Abutters fees. Public Meetings will be announced if fees are to change.
3. Mr. Gavin mentioned that the State of Massachusetts has adopted some new property exemptions. We will meet with the Board of Assessors to discuss whether

or not we want to recommend adopting these exemptions in Provincetown in our next scheduled meeting.

4. Elderly Exemptions are currently being received, with a deadline of July 20, 2011. Ms. MacKenzie has reached out to property owners who still have not filed one last time, with hopes of contacting all. Mr. Gavin recommended to the Board that we allow these applications to be processed if received, and will be brought before the Board in our next scheduled meeting. The Board agreed (5-0).

MISCELLANEOUS:

Mr. Gavin presented the Board with the Settlement Offer received from New Cingular Wireless regarding the Appellate Tax Board Cases outstanding for the Personal Property located in the Community of Provincetown. Mr. Gavin motioned that the Board accept this settlement. The motion carried 5-0.

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

1. FY11 – MV Excise Tax Commitment Report
2. FY10– MV Abatements Report
3. FY11 – MV Abatements Report
4. FY09 – Boat Abatements Report
5. FY10 – Boat Abatements Report
6. FY11 – Boat Abatements Report

NEXT BOA MEETING:

TBD – sometime in September

ADJOURNMENT:

Ms. Parsons motioned to adjourn the meeting, seconded by Mr. Sanborn. The meeting was adjourned at 9:25 a.m.

Respectfully submitted:

Cheryl A. MacKenzie

Cheryl A. MacKenzie,
Assessors' Office Clerk

Paul M Gavin

Paul M Gavin, Principal Assessor