

Minutes of the
BOARD OF ASSESSORS MEETING
Town Hall, September 13, 2001

CALL TO ORDER: The meeting was called to order at 9:05 AM by
Chairperson, Richard Blanchette

MEMBERS PRESENT: Mr. Rick Blanchette, Ms. Pam Parmakian, Mr. Jack Kosko, Ms.
Leslie Parsons

MEMBERS ABSENT: There were no absent members.

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

MINUTES:

Mr. Kosko moved, seconded by Mr. Blanchette, to approve the minutes of the June 19, 2001 meeting as written. The motion carried by a vote of 3-0.

(Ms. Parsons arrived at 9:10 AM.)

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 copy of a press release regarding town-wide, data-quality inspections.
2. A copy of a press release regarding the issuance of quarterly tax bills.
3. A letter from Town Counsel including the Collier Street release deed from the Town of Provincetown to Mr. & Mrs. Theodore Rodes.
4. A memo to all town boards from Town Clerk, Stephan Nofield, regarding hosting public hearings.
5. A copy of a memo from Keith Bergman, Town Manager, to David Guertin, Director of Public Works, regarding the siting of a new Cape End Manor along the Route 6 corridor.
6. A letter of thanks from Mr. Faris to Neva Hansen of the Art Commission for the recent hanging of paintings from the Heritage Museum collection in the Assessors' Office.
7. Several letters from Mr. Faris to various condominium associations in town, where recent construction has reconfigured the living area of some of the units, informing them of their responsibility to record revised site/floor plans and amend their master deeds.
8. A letter from Richard Faust, Assistant Assessor, to Louise deSilva of 15 Winthrop Street regarding the reclassification of her property.
9. A copy of a memo from Warren Alexander, Building Commissioner, to Judith Oset, Director of Regulatory Management, regarding the property located at 39 Off Cemetery Road.
10. A copy of a letter from Sandra Turner, Operations Director, to Lenore & Nina Luttinger regarding trash and recycling pick-up at 368 Commercial Street.
11. A memo from Mr. Faris to Linda Tarvers and Fran Coco of the Truro Assessors' Office regarding the location of the Watson-Schmid dune shack in the Cape Cod National Seashore.
12. A letter from Mr. Faust to Atty. Karen DePalma including the FY 1990 valuation for the property located at 34 Hancock Street.
13. A memo from Mr. Faris to Mr. Bergman regarding the proximity of Site "Y" and the abandoned railroad right-of-way to property owned by him and his wife at 69 Howland Street.
14. A copy of a memo from Mr. Bergman to the Board of Selectmen recusing himself from participation in the Site "Y" discussion and planning based on the site's proximity to property that he owns.
15. A letter from Mr. Faust to Atty. Zara Kilmurray including historical assessment and tax information for 24 Conwell Street.

16. A letter from Mr. Faris to the estate of Albert E. Carter asserting that the Assessors have no record of the properties located at 2A & 2 Bradford Street ever having been combined.
17. A letter from Mr. Faris to Miriam Collinson including the Building Commissioner's opinion that subdivisions created under the Subdivision Control Law are indeed treated differently from those created by an ANR plan.
18. A letter from Mr. Faris to Mary Beth Fintel of the Department of Revenue including Provincetown's Omitted and Revised Assessment Report for Fiscal Year 2001.
19. A letter from Mr. Faris to Barbara Dakin of the Department of Revenue notifying her that Provincetown has elected to become a quarterly community.
20. A memo from Mr. Bergman to all town boards and departments regarding the EOEA Build-out Analysis for Provincetown.

OLD BUSINESS:

Chapter 58, Section 8 Abatements: There are no application to consider for this period.

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

1. Hoffman, Susan A., #2 Town Center CD. The ATB found in favor of the Appellee in the FY'00 case. They found in favor of the Appellant in the FY'01 case. Accordingly, Ms. Parmakian moved, seconded by Ms. Parsons, to abate the assessed value for FY'01 to \$72,500. The motion carried by a vote of 4-0.
2. White, John E., 361 Bradford St. Mr. Kosko moved, seconded by Ms. Parsons, to abate the assessed value for FY'00 to \$312,600 in accordance with a settlement agreement. The motion carried by a vote of 4-0.
3. Lands End at Gull Hill, Inc., 50 Point St. Ms. Parsons moved, seconded by Mr. Kosko, to authorize Mr. Faris to offer a final settlement if the FY'01 pending case in the amount of \$175,000 based on the sale of the property on May 18, 2001. The motion carried by a vote of 4-0.
4. Ciluzzi, John J., various properties. Mr. Faris informed the Board that the eight (8) pending cases for FY'00 and the eight (8) pending cases for FY'01 have been withdrawn by the appellant.
5. Demiskey, Shari S., 21 Priscilla Alden Rd. Mr. Faris reported that the ATB found in favor of the Appellee in the FY'00 case.
6. Provincetown Tennis Club, 288 Bradford St. Mr. Faris reported that the club's president was deposed on September 12, 2001 and a hearing on the pending FY'00 case is scheduled on October 25, 2001.
7. 583 Commercial Street Realty Trust & 141-143 Commercial Street Realty Trust. Mr. Faris reported that these pending FY'00 cases are scheduled to be heard on October 31, 2001.
8. Beach Point Realty Trust, 698 Commercial Street & 716 Commercial Street. Mr. Faris reported that these two pending FY'01 cases have been withdrawn by the appellant.

NEW BUSINESS

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

- 32 partial abatements resulting from sales or trades.
- 8 full abatements resulting from bills issued in error.

Ms. Parsons moved, seconded by Ms. Parmakian, to grant these abatements based on staff recommendations. The motion carried by a vote of 4-0.

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

- 7 partial abatements resulting from sales during the tax period or corrections to vessel data.
- 30 full abatements resulting from sales prior to the tax period or bills issued in error.

Mr. Kosko moved, seconded by Ms. Parsons, to grant these abatement in accordance with staff

recommendations. The motion carried by a vote of 4-0.

Preliminary FY'02 Real Property Tax Abatements:

1. NEF Publishing Company, 56 Creek Rd. Based on the fact that this property was sold to a nonprofit tax-exempt entity prior to July 1, 2001, Ms. Parsons moved, seconded by Ms. Parmakian, to abate in full. The motion carried by a vote of 4-0.
2. Provincetown Double 1999 Trust, 27 Nelson Ave. Based on the fact that this property was sold to a nonprofit tax-exempt entity prior to July 1, 2001, Ms. Parsons moved, seconded by Ms. Parmakian, to abate in full. The motion carried by a vote of 4-0.

Preliminary FY'02 Personal Property Tax Abatements:

Based on bills that were issued in error. Mr. Kosko moved, seconded by Ms. Parsons, to abate the preliminary tax that remains unpaid for the following properties. The motion carried by a vote of 4-0.

1. Gschwendtner, Rosemarie J. et al, 34 Commercial St.
2. Perry, David C. et ux, 26 Conant St.
3. Maxfield, David A., #1 Shank Painter Sails CD.
4. Rizzo, Dominick A. et al, 81 Bradford St.
5. East Beach Realty Trust, #5 Angels Landing CD.
6. Carter, Nancy, #6 Freeman Gardens CD.
7. Wright, Michael W., #2 11 Standish Way CD
8. Provincetown Rental Co., #C 30 Bangs St. Ext. CD.
9. Arsenault, Richard R. et al, #1 White Pines CD.
10. Prato, Barbara A. et al, 70 Snail Rd.

Senior Tax Credit Program: Mr. Faris reported that he has been working with staff members of the Council on Aging to develop a time table for the allocation of tax credits for the Senior Tax Credit Program.

OTHER/MISCELLANEOUS:

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 was no future meeting scheduled at this time.

ADJOURNMENT: There being no further business to come before the Board, Mr. Kosko moved that the meeting be adjourned at 9:50 AM and the meeting was adjourned.

Respectfully submitted:

Jack Kosko, Clerk

Dana Faris, Principal Assessor