



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, June 17, 2015
Judge Welsh Room
260 Commercial Street

CALL TO ORDER: Mr. Sanborn called the meeting to order at 8:37 a.m.

MEMBERS PRESENT: Mr. Robert Sanborn (Chair)
Mr. Scott Fahle
Ms. Leslie Parsons

MEMBERS ABSENT: Ms. Patty DeLuca
Mr. Greg Muse

STAFF PRESENT: Mr. Scott Fahle, Principal Assessor
Ms. Cheryl MacKenzie, Administrative Assistant

PREVIOUS MINUTES:

Ms. Parsons made a motion to accept the BOA Minutes of May 20, 2015. Mr. Fahle seconded the motion, and the motion carried by a 3-0 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 3-0-0.

Mr. Sanborn called the meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 8:37 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 3-0-0.

Mr. Sanborn officially ended Executive Session at 09:32 a.m.

FY15 REAL ESTATE PROPERTY ABATEMENTS

The Board reviewed the Second and Final list of FY 2015 Real Estate Property abatement applications. Four (12) applications were reviewed with the following actions:

1. 39 Commercial St – Granted to Value of \$576,000. The motion carried by a vote of 3-0-0.
2. 35 Commercial St – Granted to Value of \$581,800. The motion carried by a vote of 3-0-0.
3. 33 Commercial St – Granted to Value of \$620,600. The motion carried by a vote of 3-0-0.
4. 31 Commercial St – Granted to Value of \$845,200. The motion carried by a vote of 3-0-0.
5. 37 Commercial St – Granted to Value of \$1,687,300. The motion carried by a vote of 3-0-0.
6. 66 West Vine St – Granted to Value of \$75,900. The motion carried by a vote of 3-0-0.
7. 72 West Vine St – Granted to Value of \$278,900. The motion carried by a vote of 3-0-0.
8. 41-U3 Commercial St – Abatement Denied. The motion carried by a vote of 3-0-0.
9. 39-A U1 Commercial St – Abatement Denied. The motion carried by a vote of 3-0-0.
10. 39-A U2 Commercial St – Abatement Denied. The motion carried by a vote of 3-0-0.
11. 286 Bradford St – Abatement Denied. The motion carried by a vote of 3-0-0.
12. 286-1/2 Bradford St – Abatement Denied. The motion carried by a vote of 3-0-0.

FY15 EXEMPTIONS/ABATEMENTS:

Exemptions

The Board reviewed the Third list of FY15 exemptions to date. Twelve (12) applications were reviewed with the following actions:

Clause 41C - Elderly Persons – Three (3) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Community Preservation Act - Five (5) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 22 - Veterans – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 37A – Blind Persons – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 17D-Surviving Spouse/Elderly – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 41A Deferrals – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

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 Ten (10) properties consisting of Eighty-Nine (89) Units were reviewed. Sixty (61) Units met the current requirements, Twenty-Eight (28) Units did not qualify. The motion carried 3-0-0.

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 Abatements
2. FY15 Boat Abatements
3. FY13 Boat Abatements

ASSESSORS UPDATES:

Mr. Fahle mentioned to the board that the current median income allowance for Affordable Housing is at 60%. That median income will be increasing to 80% for FY16.

MISCELLANEOUS:

Ms. MacKenzie mentioned to the board that she has sent out a third notification to those who usually file for Elderly Exemptions, but have not yet filed applications for FY15. Deadline for filing is July 1, 2015.

NEXT BOA MEETING:

TBD

ADJOURNMENT:

Mr. Sanborn motioned to adjourn the meeting, seconded by Ms. Parsons. The meeting was adjourned at 9:32 a.m.

Respectfully submitted:

Scott Fahle

Scott Fahle,
Principal Assessor

Scott Fahle

Scott Fahle, Principal Assessor