



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, Thursday, June 9, 2016
Caucus Hall Conference Room
260 Commercial Street

CALL TO ORDER: Mr. Sanborn called the meeting to order at 8:30 a.m.

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

MEMBERS ABSENT: Mr. Greg Muse

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

PREVIOUS MINUTES:
Ms. DeLuca made a motion to accept the BOA Minutes of May 18, 2016. 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@ 8:31 AM.

Ms. Parsons joined the meeting at 8:32 a.m.

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 4-0-0.

Mr. Sanborn officially ended Executive Session at 09:00 a.m.

APPEAL REGARDING DENIAL OF FY16 RESIDENTIAL EXEMPTION

The board discussed the outstanding appeal of a FY16 Residential Exemption filed by Suzanne Ingraham, owner of property at 35 Pleasant St.

After review, while empathetic to owner, the board agreed on the following:

1. They cannot find grounds to justify exemption
2. The owners have option to change their current Trust, so that they are both listed as residents in Provincetown
3. The owners have the right to appeal with Appellate Tax Board

Mr. Sanborn motioned to deny residential exemption. Ms. DeLuca seconded the motion. Motion to deny exemption passed 4-0-0. **Mr. Sanborn directed Mr. Fahle, in his capacity as Principal Assessor, to send a letter to Ms. Ingraham notifying her as to the Board's decision to deny her application.**

FY16 REAL ESTATE PROPERTY ABATEMENTS

The Board reviewed the Second list of FY 2016 Real Estate Property abatement applications. Three (3) applications were reviewed with the following actions:

1. 48 Bayberry Ave – Granted to Value of \$896,400. The motion carried by a vote of 4-0-0.
2. 436 Commercial St – Granted to Value of \$1,386,800. The motion carried by a vote of 4-0-0.
3. 3 Kimberly Ln – Granted to Value of \$718,700. The motion carried by a vote of 4-0-0.

FY16 PERSONAL PROPERTY ABATEMENTS

The Board reviewed the Second list of FY 2016 Personal Property abatement applications. One (1) application was reviewed with the following actions:

1. 496-U3 Commercial St – Granted to Value of \$0. The motion carried by a vote of 4-0-0.

FY16 STATUTORY EXEMPTIONS/ABATEMENTS:

Exemptions

The Board reviewed the Second list of FY16 exemptions to date. Three (3) applications were reviewed with the following actions:

Clause 41C - Elderly Persons – None

Community Preservation Act - Two (2) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 22 - Veterans – None

Clause 37A – Blind Persons – None

Clause 17D-Surviving Spouse/Elderly – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 41A Deferrals – None

Section 5K – Senior Volunteer Work Credit – None

FY16 – RESIDENTIAL EXEMPTIONS

Residential Exemptions/Abatements

The Board reviewed the Second list of FY16 Residential Exemptions to be processed as Abatements to date. Nine (9) applications were reviewed with the following actions:

Residential Exemptions/Abatements –Nine (9) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

FY16 – AFFORDABLE HOUSING ABATEMENTS:

Affordable Housing

The Board reviewed the First list of FY16 Affordable Housing Applications as follows: Seven (7) properties consisting of Eight (8) units were reviewed. All properties consisting met the current requirements.

90 Shank Painter Rd (Province Landing) – One (1) property consisting of Fifty (50) units were reviewed. Forty-Seven (47) units met the income/rental requirements, and Three (3) units did not meet the current requirements. Province Landing is preparing rental certificate applications at this time. The Affordable Housing tax exemption program requires that each unit has a rental certificate in order to receive the exemption.

The motion carried 4-0-0.

**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. FY16 MV Abatements
4. FY16 Boat Abatements

MISCELLANEOUS:

Ms. MacKenzie had board members update their contact information. Ms. MacKenzie will update and provide to group.

Ms. MacKenzie mentioned to the board that she has made calls to notify those who usually file for Elderly Exemptions, but have not yet filed applications for FY16. Deadline for filing is July 15, 2016.

NEXT BOA MEETING:

Thursday, July 21st at 8:30 a.m.

ADJOURNMENT:

Ms. Parsons motioned to adjourn the meeting, seconded by Ms. DeLuca. The meeting was adjourned at 9:05 a.m.

Respectfully submitted:

Scott Fahle

Scott Fahle,
Principal Assessor

Scott Fahle

Scott Fahle, Principal Assessor