



TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

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Minutes of the
HYBRID BOARD OF ASSESSORS MEETING
Town Hall, Wednesday, January 26, 2022
Caucus Hall Conference Room
260 Commercial Street

OPEN SESSION: CALL TO ORDER: Mr. Sanborn called the meeting to order at 12:01 p.m.

MEMBERS PRESENT: Mr. Robert Sanborn (Chair)
Mr. Scott Fahle
Ms. Lynne Martin
Ms. Leslie Parsons
Mr. Larry Black (new member)

MEMBERS ABSENT: None

STAFF PRESENT: Mr. Scott Fahle, Principal Assessor
Ms. Cheryl MacKenzie, Assessors Office Manager
Ms. Carol Bergen, Assistant Assessor

PREVIOUS MINUTES:
Ms. Parsons made a motion to accept the BOA Minutes of December 15, 2021, as written.
Mr. Sanborn seconded the motion, and the motion carried by a 4-0-0 vote.

PUBLIC STATEMENTS:
None

Mr. Sanborn closed the Open Session portion of the meeting at 12:04 p.m.

Mr. Fahle motioned that we call the meeting into Executive Session, and Mr. Sanborn seconded the motion. The motion was carried by a vote of 4-0-0.

Mr. Sanborn called the Meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 12:05 p.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. Fahle motioned that we end Executive Session, and Ms. Parsons seconded the motion. The motion was carried by a vote of 4-0-0.

Mr. Sanborn officially ended Executive Session at 12:22 p.m.

RENTAL CERTIFICATION INFORMATION

Mr. Fahle forwarded the Board a copy of proposed Rental Certificate inserts. The inserts were drafted by the Licensing Department and if approved by the Board, will be provided to the Assessor’s Office for inclusion with the Sales Questionnaires that are mailed out monthly to New Property Owners.

Mr. Sanborn made a motion to accept proposal. Ms. Parsons seconded the motion, and the motion carried by a 4-0-0 vote. Votes: (BS - yes, LP – yes, SF – yes, LM - yes)

FY2014 PERSONAL PROPERTY UNCOLLECTABLES

The board reviewed the list of FY2014 Personal Property Uncollectable Taxes determined by the Revenue Officer (Ms. Laura Grandel).

Sixty-Five (65) bills with a total Amount of \$1941.70 were abated. Mr. Fahle noted that this amount would be taken out of the 2014 overlay. The balance will eventually become overlay surplus.

Mr. Fahle asked Board if these documents could be stamped in lieu of signatures.

Ms. Parsons made a motion to accept the abatements for personal property uncollectable tax abatements as noted, and to allow usage of stamps instead of signatures. Ms. Martin seconded the motion, and the motion carried by a 4-0-0 vote. Votes: (BS - yes, LP – yes, SF – yes, LM - yes)

FY22 STATUTORY EXEMPTIONS/ABATEMENTS:

The Board reviewed the Fifth list of FY2022 Residential Statutory Exemption applications. Thirty-Six (36) applications were reviewed with the following actions:

Clause 41C - Elderly Persons – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

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 – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 37A – Blind Persons – None

Clause 17D-Surviving Spouse/Elderly – None.

Clause 41A Deferrals – None

Section 5K – Senior Volunteer Work Credit – Thirty-Two (32) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Mr. Fahle motioned to approve based on Ms. MacKenzie’s recommendation, and Ms. Parsons seconded the motion. The motion carried 4-0-0.

FY22 – RESIDENTIAL EXEMPTIONS

Residential Exemptions/Abatements

The Board reviewed the Fifth list of FY2022 Residential Exemptions. Four (4) applications were reviewed with the following actions:

Residential Exemptions/Abatements – Four (4) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0. Votes: (BS - yes, LP – yes, SF – yes, LM - yes)

FY22 – EXPANDED RESIDENTIAL EXEMPTIONS

Expanded Residential Exemptions/Abatements

None

FY22 – EXPANDED RESIDENTIAL EXEMPTIONS

None

ASSESSORS OFFICE UPDATES

1. Mr. Fahle introduced Mr. Larry Black, the new member of the Board of Assessors to the board. The current board members and Assessing staff attending welcomed Mr. Black to the Board of Assessors.
2. Mr. Fahle mentioned to the board that the Water/Sewer board is now adding a Phase 5 sewer betterment on a one by one basis for those customer/properties granted new or extra gallons. This will be determined based on the Economic Development gallons as they become available. The interest rate will be 2.87%, and the term will be 20 years.
3. Ms. Bergen (Assistant Assessor) mentioned that she and Nancy Lockwood (Inspector) have been working on “New Growth” and it is in progress and on target. New growth is based on new construction or physical property improvements. They have to identify condition as of January 1, 2022 for setting tax rate for FY2023.

APPROVAL AND SIGNATURES FOR MOTOR VEHICLE/BOAT COMMITMENT AND ABATEMENT REPORTS:

Ms. MacKenzie provided the Board members with the following documents to allow stamps instead of signatures as follows: All approved 4-0-0. Votes: (BS - yes, LP – yes, SF – yes, LM - yes)

1. FY21 MV Abatements
2. FY21 MV Commitment #6
3. FY22 MV Commitment #1
4. FY22 BT Commitment #1

MISCELLANEOUS:

Ms. MacKenzie mentioned to the board that she would be sending a copy of the Board of Assessors phone/address list for them to review. They will provide any changes to Ms. MacKenzie so she can redistribute updated list.

NEXT BOA MEETING:

TBD

ADJOURNMENT:

Mr. Sanborn motioned to adjourn the meeting, seconded by Ms. Parsons. The meeting was adjourned at 12:22 p.m.

Respectfully submitted:

Scott Fahle

Scott Fahle,
Principal Assessor

Scott Fahle

Scott Fahle, Principal Assessor