

**TOWN OF PROVINCETOWN**  
***DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE***

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Minutes of the  
**BOARD OF ASSESSORS MEETING**  
Town Hall, February 22, 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
- MEMBERS ABSENT:** Ms. Leslie Parsons (excused)
- OTHERS PRESENT:** Staff: Mr. Dana Faris, Principal Assessor; Mr. John  
Warner, Assessing Department Clerk

**MINUTES:** There were no minutes to approve at this meeting.

**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 bulletin issued by the Department of Revenue outlining the changes in the filing deadlines for abatement applications.
2. A letter from Mr. Warner to Bertha Adams of 5 Alden St. outlining exemptions for which she might qualify.
3. Three letters to taxpayers requesting additional information for real or personal property abatement application filed for FY 2001.
4. A letter from Mr. Warner to Frederico Rocha of 340B Commercial St. to follow-up on exemption and abatement applications filed for FY 2001.
5. Two letters to taxpayers requesting additional information for exemption applications for FY 2001.
6. Twelve letters to taxpayers to follow up on abatement applications filed for FY 2001.
7. Two letters to taxpayers informing them of late receipt of their FY 2001 abatement applications.
8. Three letters to taxpayers outlining the billing procedure for personal property tax bills.
9. An e-mail from Mr. Faris to Ken Weiss regarding the issuance of tax bills for his properties and the procedure for requesting apportionment of same.
10. A letter from Mr. Faris to David C. Stusse regarding FY 2001 real estate tax appeals for Beach Point Realty Trust and Patricia R. Sateriale.
11. A copy of a letter from Warren G. Alexander, Building Commissioner, to Lester J. Murphy, Jr. regarding classification of the property located at 429-435 Commercial St.
12. A copy of a letter from Mr. Alexander to Joy Reis regarding the finished basement of her property located at 6 Oak Dr.
13. A letter from Mr. Warner regarding an address change for 5 Pearl St.
14. An opinion letter from Kopelman and Paige, Town Counsel, regarding temporary regulatory takings resulting from delays in the issuance of building permits.

15. A memo from Mr. Faris to Diane Corbo, Director of the Council on Aging, regarding the Senior Citizen Volunteer Work Credit Program.
16. A memo from Mr. Faris to the Board of Selectmen regarding vacancies on the Board of Assessors.
17. A memo from Mr. Faris to Greta Holman, Licensing Agent, regarding the property located at 586 Commercial St.
18. A memo from Keith Bergman, Town Manager, regarding proposed legislative initiatives for affordable housing.
19. A memo from Mr. Bergman regarding an increase in the group health insurance coverage costs.
20. A letter from Mr. Faris confirming ownership of 274 and 280 Commercial St.
21. A letter from Mr. Warner to Atty. Karen DePalma confirming the address for the Ice House Condominiums.
22. Seven invoices for assessing department data.
23. Twenty-one letters to taxpayers who might qualify for real estate tax exemptions outlining the filing deadlines.

**OLD BUSINESS:**

**Appellate Tax Board Cases:** Mr. Faris reported on the following new Appellate Tax Board case for FY00:

1. Provincetown Tennis Club, 288 Bradford St. Because the appeal turns on complex legal questions, Mr. Kosko moved, seconded by Ms. Parmakian, to move this case to Formal Procedure. The motion carried by a vote of 3-0.

**Chapter 58, Section 8 Abatements:** There were no updates on pending cases for this period.

**NEW BUSINESS**

**Executive Session:** At 9:30 AM, Ms. Parmakian moved, seconded by Mr. Kosko, to go into executive session for the purpose of reviewing abatement and exemption applications. The motion carried by a vote of 3-0. During the executive session, the Board rendered the following decisions:

**Real Property Abatement Applications:**

1. Hanzes, Roger M., 28 Commercial St. Based on income and expense information provided by the taxpayer, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$801,900. The motion carried by a vote of 3-0.
2. C. J. S. Realty Trust, 90 Harry Kemp Way. The Board found no grounds for granting an abatement. Therefore, Mr. Kosko moved, seconded by Ms. Parmakian, to deny this application. The motion carried by a vote of 3-0.
3. Hanzes, Roger M., 16 Point St. Based on sales of comparable properties, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$334,700. The motion carried by a vote of 3-0.
4. Hanzes, Roger M., 21 Point St. A site inspection on 4/9/00 indicated a slightly lesser view and condition than previously noted. Therefore, Ms. Parmakian moved, seconded by Mr. Kosko, to abate the assessed value to \$228,400. The motion carried by a vote of 3-0.
5. Pinkerson, Alan L., 49A Commercial St. A site inspection on 2/8/01 disclosed a lesser grade and construction than previously noted. Therefore, Ms. Parmakian moved, seconded by Mr. Kosko, to abate the assessed value to \$567,800. The motion carried by a vote of 3-0.
6. 141-143 Commercial Street Realty Trust, 143 Commercial St. Based on the uninhabitable condition of the main house, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$1,061,400. The motion carried by a vote of 3-0.
7. Reed, Amanda S., #B Atlantic Breeze CD. The value increased dramatically due to the inclusion of a view for the roof deck. However, a site inspection on 2/9/01 revealed poorer interior conditions than previously noted. Therefore, Ms. Parmakian moved, seconded by Mr. Kosko, to abate the assessed value to \$211,900. The motion carried by a vote of 3-0.
8. Speicher, Rita L., #E Atlantic Breeze CD. Based on a site inspection on 2/9/00, which revealed

slightly poorer interior conditions than previously noted, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$193,500. The motion carried by a vote of 3-0.

9. Denault, Eliot W., 95B Commercial St. The value increased based on the belief that the structure had been completely remodeled. A site inspection on 2/8/01 revealed that no remodel had been done. Therefore, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$191,800. The motion carried by a vote of 3-0.
10. Hoffman, Susan A., #2 Town Center CD. The Board found no basis for granting an abatement. Therefore, Ms. Parmakian moved, seconded by Mr. Kosko, to deny this application. The motion carried by a vote of 3-0.
11. Leidel, Ann R., 524 Commercial St. Based on a site inspection on 1/16/01, which indicated lesser condition and view than previously noted, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$342,600. The motion carried by a vote of 3-0.
12. Wrigley, Richard P., 232 Bradford St. The property consists of two buildings, one of which is incomplete. The buildings were remeasured and recosted. Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$605,700. The motion carried by a vote of 3-0.
13. 583 Commercial Street Realty Trust, 583-583A Commercial St. Based on a site visit, which indicated a change in grade and condition of the cottage, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$949,900. The motion carried by a vote of 3-0.

**Personal Property Tax Abatements:**

1. Klinger, Harvey, 68 Commercial St. Based on a detailed inventory provided by the taxpayer, Ms. Parmakian moved, seconded by Mr. Kosko, to abate the assessed value to \$22,500. The motion carried by a vote of 3-0.
2. 7 Masonic Place Realty Trust, 7 Masonic Pl. A site inspection on 2/8/01 indicated the value of personal property to be \$1,500. Therefore, Mr. Kosko moved, seconded by Ms. Parmakian, to abate the assessed value to \$1,500. The motion carried by a vote of 3-0.

**Exemptions:** Mr. Warner presented the following applications for exemption under M.G.L. Ch. 59 § 5 with the following recommendations:

- **Clause 41C-Elderly:** There was one first-time application to consider for this period. The applicant meets all the requirements for exemption. Therefore, Ms. Parmakian moved, seconded by Mr. Kosko, to grant this exemption. The motion carried by a vote of 3-0.

**Senior Work Program Tax Abatements:** Mr. Faris presented certificates of completion received from the Council on Aging for five (5) seniors who have completed the program and who qualify for abatements for FY 2001 under Ch. 59, §5K. Ms. Parmakian moved, seconded by Mr. Kosko, to grant these abatements. The motion carried by a vote of 3-0.

At 9:45AM, Mr. Kosko moved, seconded by Ms. Parmakian, to come out of executive session. The motion carried by a vote of 3-0.

**Proposed Articles for Town Meeting:**

Mr. Kosko moved, seconded by Ms. Parmakian, to propose an article by which the Town would adopt a minimum value of \$2,000 for the issuance of personal property tax bills. The motion carried by a vote of 3-0.

**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:** The next regularly scheduled meeting of the Board of Assessors will be on **Thursday, March 22, 2001 at 9:00 AM.**

- **ADJOURNMENT:** There being no further business to come before the Board, Ms. Parmakian moved that the meeting be adjourned at 9:55 AM and the meeting was adjourned.

Respectfully submitted:

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Jack Kosko, Clerk

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Dana Faris, Principal Assessor

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