

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, October 13th, 2004

CHAIR APPOINTMENT: Mr. Nicolau motioned to appoint Ms. Pam Parmakian Chair of the Board of Assessors;
 Ms. Parmakian accepted and was unanimously voted.

CALL TO ORDER: **Chair Pam Parmakian called the meeting to order at 10:10 a.m.**

MEMBERS PRESENT: Ms. Pam Parmakian
 Ms. Leslie Parsons
 Mr. David Nicolau

MEMBERS EXCUSED: Mr. Greg Muse

OTHERS PRESENT: Staff:
 Mr. Paul Gavin, Principal Assessor
 Mr. Richard Faust, Assistant Assessor
 Mr. Karl Shipman, Clerk

MINUTES:
 Ms. Parsons made a motion to accept the minutes of the September 2, 2004 meeting.
 Mr. Nicolau seconded the motion, and the motion carried by a vote of 3-0.

PUBLIC STATEMENTS: There were no public statements.

DEPARTMENT UPDATE:

Personnel Issues

Mr. Gavin confirmed Mr. Jack Kosko's resignation as Chair. The Board agreed that a personalized and "officially stamped" card of thanks, generated by the Board and Assessors' Office staff, be sent to Mr. Kosko for his service as Chair.

(Personnel Issues – Cont'd)

Current Board member openings were discussed – one alternate and one permanent appointment. Ms. Parmakian recommended Ms. Patty DeLuca as a possible candidate.

A discussion ensued recommending that Mr. Gavin contact the Clerk's Office to discuss the timing for candidate selection and upcoming BOS meetings.

Mr. Gavin introduced Mr. Shipman, who joined the Assessors Office on September 15th as Assessors' Office Clerk.

EXEMPTIONS/ABATMENTS:

Exemptions

Mr. Gavin submitted current FY2004 exemption requests:

Clause 41C - Elderly Persons:

Two applications were considered for this period. Ms. Parsons motioned for unanimous approval of both applicants and Mr. Nicolau seconded the motion.

Affordable Housing

Five units at 85 Shank Painter Road were reviewed and approved by the Board.

Mr. Nicolau made a motion that the Assessors' Office look at the Commonwealth of Massachusetts' exemption definitions as they relate to the Town's current Affordable Housing exemption protocol. Mr. Gavin agreed to research the DOR's current guidelines and definitions to determine if Affordable Housing is an abatement or an exemption.

Real Property Abatements

The Board reviewed the FY2004 Abatement List for this period. Of the eleven applications presented, seven were considered while four were tabled for the next meeting, per Mr. Nicolau's recusal.

1. 64 Bayberry Ave – Tabled until next meeting (Mr. Nicolau recused himself).
2. 51 Bayberry Ave – Tabled until next meeting (Mr. Nicolau recused himself).
3. 462 Commercial St – Denied. Correctly valued. Mr. Nicolau moved and Ms. Parsons seconded. The vote carried 3-0.
4. 12 Central St – Deemed denied. Ms. Parsons made the motion and Mr. Nicolau seconded. The vote carried 3-0.
5. 66 West Vine St – Abate to \$551,000. Mr. Nicolau moved and Ms. Parsons seconded. The vote carried 3-0.
6. 74 Race Point Rd – Tabled until next meeting (Mr. Nicolau recused himself).
7. 56 Shank Painter Rd – Tabled until next meeting (Mr. Nicolau recused himself).
8. 144 Bradford St Ext – Abate to \$977,500. Mr. Nicolau moved and Ms. Parsons seconded. The vote carried 3-0.
9. 125 Bradford St Ext – Denied. Insufficient info. Mr. Nicolau made the motion and Ms. Parsons seconded. The vote carried 3-0.
10. 543-545 Commercial St – Abate to \$2,587,200. Mr. Nicolau moved and Ms. Parkanian seconded. The vote carried 3-0.
11. 540-544 Commercial St – Abate to \$2,297,900. Mr. Nicholau moved and Ms. Parsons seconded. The vote carried 3-0.

Personal Property Abatements

The Board reviewed seven FY2004 Personal Property Abatement requests, listed below.

Mr. Nicolau motioned that the requests be approved unanimously excepting Provincetown Hospitality LLC (540-545 Commerical St), to deem denied based on No Inventory.

Ms. Parkanian seconded the motion.

OWNER'S NAME	PROPERTY ADDRESS	ORIG VALUE	ABATED VALUE	REASON
Ayers, Wayne et al	26 Commercial St	\$30,200.00	\$0.00	Year-rnd Res
Madden, John	4 Schueler Blvd	\$11,000.00	\$950.00	Per Inventory
McCabe, Michael	Sandbar Village CD #3	\$15,800.00	\$3,325.00	Per Inventory
Provincetown Hospitality LLC	540-545 Commercial St	\$57,400.00	Denied	No Inventory
Smith, Stephan	Binwood CD #3	\$13,000.00	\$3,180.00	Per Inventory
Sylvain, Stanley et al	5 Lovett's Ct #5	\$33,100.00	\$15,700.00	Per Inventory
Weigle, James	881 Commercial St #6	\$4,500.00	\$230.00	Per Inventory

- **ADJOURNMENT:**

There being no further business to come before the Board, a motion to adjourn was made by Ms. Parmakian and seconded by Mr. Nicolau; the meeting was adjourned at 11:14 a.m.

Respectfully submitted:

Karl Shipman

Karl Shipman, Assessors' Office Clerk

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