



**MINUTES
TRURO BOARD OF ASSESSORS
VIA CONFERENCE CALL
(832) 831-2424 Pin#195150#
WEDNESDAY OCTOBER 14, 2020, 2pm**

Present: Bruce Boleyn; Michael Forgione; Jon Nahas Principal Assessor;

The meeting was called to order by Mr. Boleyn at 2:06pm

Public Comment: None

Meeting Minutes Approval Authority:

Per the regulations of the Open Meeting Law, as all members of the Board cannot attend all meetings, in order to ensure timely approval of meeting minutes, Motion was made for the Chairperson of the Board of Assessors-after reviewing the minutes for reasonability, be allowed to be solely approve the meeting minutes for a meeting without a majority of said Board of Assessors. This shall be in effect until rescinded. Mr. Forgione second the motion, and all voted in favor.

Review/Approve Minutes:

Motion was made by Mr. Boleyn to approve the meeting minutes as written of the **September 9, 2020 meeting**. Motion was seconded by Mr. Forgione, All voted in favor.

Motion was made by Mr. Forgione to approve the meeting minutes as written of the **March 9, 2020 meeting**; Mr. Boleyn, was present at the meeting; Mr. Forgione was not in attendance on 3/9/2020 and Mr. Palmer was not present to verify meeting minutes. Mr. Boleyn as Chairperson of the Board of Assessors-solely approved the meeting minutes.

Motor Vehicle Excise Abatements:

Motion was made by Mr. Boleyn to approve **Motor Vehicle October Abatements** in amount of **\$956.91**. It was noted here Mr. Forgione had an abatement included in this batch-Mr. Nahas reviewed the abatement personally and ensured it was permissible to approve. Mr. Forgione second the motion and all voted in favor.

FY21 Real Estate Commitment

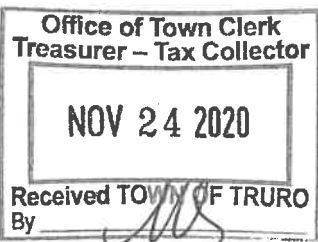
Motion was made by Mr. Boleyn to approve **FY21 Real Estate Tax Commitment** in amount of **\$16,630,005.90**. Mr. Forgione second the motion and all voted in favor.

FY21 Personal Property Tax Commitment

Motion was made by Mr. Boleyn to approve **FY21 Personal Property Tax Commitment** in amount of **\$218,469.24**. Mr. Forgione second the motion and all voted in favor.

FY21 Community Preservation Act Tax Commitment

Motion was made by Mr. Boleyn to approve **FY21 Community Preservation Act Tax Commitment** in amount of **\$498,900.39**. Mr. Forgione second the motion and all voted in favor.



FY21 Provincetown Water Liens Commitment to RE Tax Bills

Motion was made by Mr. Boleyn to approve **FY21 Provincetown Water Liens to FY21 Tax Commitment** in amount of **\$11,518.25**. Mr. Forgione second the motion and all voted in favor.

FY21 Payment In Lieu Of Taxes (PILOT) to Provincetown Commitment

Motion was made by Mr. Boleyn to approve **FY21 PILOT Commitment to Provincetown** in amount of **\$37,500.89**. Mr. Forgione second the motion and all voted in favor.

FY21 Senior Work Off - Real Estate Abatements

Motion was made by Mr. Boleyn to approve **FY21 Senior Work off Real Estate Abatements** in amount of **\$13,114.60**. Mr. Forgione second the motion and all voted in favor.

Motor Vehicle Excise Tax Commitments:

Motion was made by Mr. Boleyn to approve **2020 Motor Vehicle Commitment #5** in amount of **\$14,138.90**. Mr. Forgione second the motion and all voted in favor.

Executive Session:

Upon a motion by Mr. Boleyn that the Board of Assessors enter into EXECUTIVE SESSION under G.L c.30A Section 21(a) (7), to comply with G.L. c. 59 Section 60 and G.L. 214 Section 1B to review abatement and exemption applications and not to resume an open session. Seconded by Mr. Forgione, the Board entered Executive Session to discuss exemption applications, roll call was taken, so voted. Session began at 2:25 pm.

Statutory Exemption Approvals: Motion to Approve by Mr. Boleyn, seconded by Mr. Forgione. All voted in favor.

Senior Exemptions 41C: Approve-1 Deny-0

Veterans Disabled Exemption 22: Approve-1 Deny-0

Residential Exemption Approvals: Motion to Approve by Mr. Boleyn, seconded by Mr. Forgione. Discussion of the definition of "Primary Domicile" and non vs. year-round condominiums and if eligible for Residential Exemption. Mr. Nahas explained his understanding of the MA legal definition of Primary domicile and how it is not all about length of stays/time, but rather where the individual considers their primary residence. He cited a specific DOR example where primary domicile can be where someone does NOT spend at least 1/2 the year, but it is still considered their primary domicile. Also, Mr. Nahas explained the MA requirement that owner must pay at least 10% of tax if the exemption is received. This is necessary with low valued residences-typically condominiums. All voted in favor.

Residential Exemptions: Approve-2 Deny-0.

Office of Town Clerk
Treasurer – Tax Collector

NOV 24 2020

Received TOWN OF TRURO
By *ms*

Executive Session-Continued:

Chapter 61A (Chapter-Farmland) Approvals:

Motion to Approve by Mr. Boleyn, seconded by Mr. Forgione

Chapter 61A: Approve-5 Deny-0

2:40pm- Move to exit Executive Session and not re-enter Open Session, by Mr. Boleyn, seconded by Mr. Forgione. All in Favor. Roll call was taken, so voted.

Motion to adjourn meeting by Mr. Boleyn at 2:40pm, seconded by Mr. Forgione. All voted in favor.

Next Meeting: TBD

Respectfully submitted,

Jon Nahas, Principal Assessor

Approved on Nov 24, 2020 by:

R. Bruce Boleyn

Michael R Forgione

Truro Board of Assessors

