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Board of Assessment Appeals
Warren Memorial Town Hall
1 Main Street, Stafford, CT 06076
Minutes March 25, 2016


TOWN CLERK

Call to order: 12:03 PM

Present: Dock Sellers, Jennifer Davis, Erin Kirchoffer

All applicants were sworn in.

Hear Scheduled Appeals:

- **Hearing # 46** (Teleconference)
Dunbeth, LLC (Tom Briggs) 32 W. Stafford Rd.

Current Net Assessment: \$462,490 (reduced by Vision from \$625,590)

Discussion: Applicants wants property assessment dropped to \$280,000. Believes town has not done enough to promote business coming into the area, and the town rejected a proposal to allow residential apartments in the back building. Feels is assessment is reduced, he can put that money toward upkeep of the property which is in decline, and perhaps it would become more attractive to businesses.

Decision:

- **Hearing # 47** (Teleconference)
Dunbeth, LLC (Tom Briggs) 30 W. Stafford Rd.
- Current Net Assessment: \$ 211,400 (reduced by Vision from 354,590).

Discussion: Applicant wants further reduction of assessment. As with 32 W. Stafford road property, applicant believes town has not done enough to promote business coming into the area, and the town rejected a proposal to allow residential apartments in the back building. Feels is assessment is reduced, he can put that money toward upkeep of the property which is in decline, and perhaps it would become more attractive to businesses.

Decision:

- **Hearing # 48**
Blake Hatch, 4 Grant Ave. Ext, Stafford, CT

Current Net Assessment: \$116,060

Discussion: 2014 Appraisal provided (\$141,500). Applicant did not meet with Vision. Described error to assessor's card including: type of heat and reference to hardwood on Floor 1, when 3 rooms upstairs

are hardwood. Landi is .14 of an acre which was adjusted to 35,200.00. New roof in 2004, replaced furnace but made to major upgrades since last reval. Current grade is C.

Decision: Jennifer made motion to correct errors on card to reflect accurate heat system (Forced hot air) and Hardwood on Floor 2. Erin seconded motion. All in favor 3-0 Motion passed.

Old Business:

Hearing Decisions:

- **Hearing # 2 (Stafford Group, LLC)**

Decision: Dock made motion to not change assessment on any of the lots. Land values have not been changed. Erin seconded the motion. Erin & Dock voted for, Jennifer voted against. Motion passed 2-1.

- **Hearing # 7 (High McQuaid, Jr.)**

Decision: Jennifer made motion to correct error in minutes dated 5-5-16, as \$50,880 should read 51,000.00 as final assessment. Dock seconded motion. 3-0 in favor. Motion passed

- **Hearing # 8 (Blake & Karen Hatch)**

Decision: Applicant was reconsidered and appeal was heard. Please reference Hearing #48.

- **Hearing # 12 (David Dreiboltz)**

Decision: Erin made motion to leave assessment at current amount, Dock seconded motion. All in favor 3-0 Motion passed.

- **Hearing # 15- (Soucy Enterprises 21 Upper Rd, Stafford, CT 06076)**

Decision: Erin made motion to correct error in minutes from prior decision dated 3-11-16 which stated that a motion was made to reduce grade from C to C+, this should accurately read: Reduce grade from C+ to C. Jennifer seconded motion, all in favor 3-0, motion passed.

- **Hearing #21 (Mark Carter)**

Lot A (47/37)

Decision: Erin made motion to change assessment to \$2,800 (from 6,720). Jennifer seconded. All in favor 3-0 motion passed.

Lot B (47/6.2)

Decision: Erin made motion to change assessment to 2,890 (from 7,000). Jennifer seconded. All in favor 3-0. Motion passed.

Lot C (46/72)

Decision: Erin made motion to change assessment to 1,750 (from 3,780). Jennifer seconded. All in favor 3-0. Motion passed.

- **Hearing #22 (Ralph Botnick)**

Decision: Erin moved to leave assessment as is. Dock seconded motion. All in favor 3-0 motion passed.

- **Hearing # 24 (Zamichiei)**

Decision: Due to verified crumbling foundation by Structural Engineer, Jennifer moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 50% (fifty percent). Dock seconded motion, All in favor 3-0. Motion passed.

- **Hearing # 25 (Sandy Miller)**

Decision: Due to documented failing foundation by Structural Engineer, Jennifer moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 0% (zero percent). Erin seconded motion, All in favor 2-0. Dock opposed. **Motion passed 2-1.**

- **Hearing # 28 (David Roy)**

Decision: Due to verified crumbling foundation by Structural Engineer, Jennifer moved to **remove** Functional Obsolescence under cost market revaluation and status FI, from assessor's card; **change Grade to E** and then **reduce Code 1-3 dwelling value by 50%**. Dock seconded motion. All in favor 3-0. Motion passed.

- **Hearing # 29 (Charles Freeland)**

Decision: Motion by Jennifer to change lot assessment to \$18,750.00. Dock seconded motion. Erin Opposed, Dock and Jennifer voted for. Motion passed 2-1.

- **Hearing #30 (Melissa & Matthew Lewis)**

Decision: Due to verified crumbling foundation by Structural Engineer, Dock moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 50% (fifty percent). Jennifer seconded motion, All in favor 3-0. Motion passed.

- **Hearing #31 (Brozek)**

Decision: Due to verified crumbling foundation by Structural Engineer, Dock moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 50% (fifty percent). Jennifer seconded motion, All in favor 3-0. Motion passed.

- **Hearing #32 (Gladys, Pamela)**

Decision: Due to verified crumbling foundation by Structural Engineer, Jennifer moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 50% (fifty percent). Erin seconded motion, All in favor 3-0. Motion passed.

- **Hearing #33 (Francis Works)**

Decision: Due to verified crumbling foundation by Structural Engineer, Dock moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 50% (fifty percent). Jennifer seconded motion, All in favor 3-0. Motion passed.

- **Hearing #34 (David Hoch)**

Decision: Erin moved to change from grade C to D. Jennifer seconded motion. All in favor 3-0 Motion passed.

- **Hearing #35 (Richard Locke)**

Decision: Erin moved to change from grade C+ to C. Jennifer seconded motion. All in favor 3-0 Motion passed.

- **Hearing # 36 (Hadj-Salem, Salem)**

Decision: Erin moved to change from grade C+ to C. Jennifer seconded motion. All in favor 3-0 Motion passed.

- **Hearing #37 (Irish)**

Decision: Due to verified crumbling foundation by Structural Engineer, Jennifer moved to reduce Grade to E and then reduce Code 1-3 value of dwelling by 50% (fifty percent). Dock seconded motion, All in favor 3-0. Motion passed.

- **Hearing #38 (Stafford Savings Bank/Mike Muzio)**

Decision: Jennifer made motion to change to 5,032 square feet @ 44.78/square foot for a total of \$ 225,390 Dock seconded motion. All in favor 3-0 motion passed.

- **Hearing #39 (John Jones)**

Decision: Jennifer made motion to change value of primary lot to 4,000 (from 37,500). Dock seconded motion. All in favor 3-0 motion passed.

- **Hearing # 40 (Coffee)**

Decision: Jennifer moved to make no change to assessment. Erin seconded motion. All in favor 3-0. Motion passed.

- **Hearing #41 (Nick Hine) 299 East Street**

Decision: Erin makes motion for no change to assessment. Jennifer seconded motion. All in favor 3-0 motion passed.

- **Hearing #42 (Nick Hine) 303 East Street**

Decision: Dock made motion to change appraised value of home to \$85,000. Jennifer seconded motion. Vote in favor 2-0, Erin opposed. Motion passed 2-1.

- **Hearing #43 (Nick Hine) 25 Crooked S Rd.**

Decision: Due to verified crumbling foundation by Structural Engineer, Dock moved to **remove** Functional Obsolescence under cost market revaluation and status FI, from assessor's card; **change Grade to E** and then **reduce Code 1-3 dwelling value by 50%**. Jennifer seconded motion. All in favor 3-0. Motion passed.

- **Hearing # 44 (Nick Hine) 113 Cooper Lane**

Decision: Jennifer made motion to not make any change to assessment. Dock seconded motion. All in favor 3-0. Motion passed.

- **Hearing #45 (Nick Hine) 110 Cooper Lane**

Decision: Jennifer made motion to change grade to C- from C+. Dock seconded motion. All in favor 3-0. Motion passed.

New Business:

1. Botticello, Inc. filed appeal, however BAA is unable to make any change due to State Statute (CGS 12-81 (76) which states that is Personal Property Declaration forms are not filed by 11/1/16, there is a penalty for late filing. This includes losing any tax exemptions previously given. This is not appealable via the BAA.

Decision: Jennifer made motion that the chairman writes Botticello, Inc. a letter outlining the reason that the BAA is unable to re-instate their tax exemption per state statute so their appeal will not be heard. Dock seconded. All in favor 3-0 Motion passed.

2. Applicant David Salsbury, has not been reached despite multiple efforts by chairman via letters and phone calls to scheduling hearing on appeal. Two letters were sent and phone calls to the number provided are received with a constant busy signal. One letter gave a date a time to appear for hearing and Mr. Salisbury failed to appear.

Decision: Dock made motion to deny application, Jennifer seconded motion. All in favor 3-0. Motion passed.

Motion to Adjourn at 3:33PM by Jennifer, Erin seconded motion. All in favor 3-0

Respectfully Submitted,

 3/31/16

Jennifer Davis, BAA Secretary