



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Regular Meeting on April 25, 2018

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS

A Board of Assessment Regular meeting was held on Wednesday, April 25, 2018 at 6:00PM in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

Members Present: James McFarland (Chairman), Deborra Zukowski, John Godin and Alex Villamil

Staff Present: Lynn Kovack (Clerk)

James called the meeting to order at 6:51PM

Approval of Minutes:

- April 24, 2018 – (M) Deborra (2nd) Alex – Approved with Corrections :
 1. Libor Karas – 58 Botsford Hill Road should read as follows: Remove land lines; a) 1010 Single family 6.22 acres, b) pasture 1.00 acres, c) 7160 490 swamp/ledge 0.25 acres, d) 7170 490 woodland 0.75 acres. Add 7170 490 woodland 4.00 acres, **and** add 7160 490 swamp/ledge 4.22 acres (M) Deborra (2nd) James
- Just before hearing of Bob Hall for 76 Huntingtown Road. Add “Deliberations from prior hearings”
- Under Jenna & Kevin Donovan at 9 West Street – Add the word **from** just after the word PTS

Public Participation: None

Unfinished Business: Continue to deliberate prior hearings

New Business

The Board Administered oaths, took statements and voted on the following:

- Michael Burton – 107 Church Hill Road – Decreasing rental values not refuted in Assessment – **Tabled** – To deliberate with all other Commercial Properties
- Michael Burton – 102 Church Hill Road – increase due to sketch correction means decreasing rental values should reflect value – **Tabled** – To deliberate with all other Commercial Properties
- Tom Sharpe – 14 High Bridge Road – clerical & description errors on field cards. Excessive tax increase – **Tabled** – To deliberate with all other Commercial Properties
- Blue Linx Corp – 201 South Main Street – value doesn’t reflect market reality and doesn’t factor in our unique environmental and geological limitations – **Tabled** – To deliberate with all other Commercial Properties
- Ethan Allen Retail, Inc. – 21 Ethan Allen Drive – Assessment exceeds full market value of the subject property - **Tabled** – To deliberate with all other Commercial Properties
- Taunton Press, Inc. – 63 South Main Street – Assessment does not accurately reflect the fair market value of the subject property on 10/1/17 – **Tabled** – To deliberate with all other Commercial Properties
- SAAG CT, Inc (The Learning Experience) – 274 South Main Street – penalty of 25% per Sec. 12-53 – **Approved** – Contingent upon appellant working with the Assessor to file a personal property declaration prior to close of business day Monday, April 30, 2018. (M) John (2nd) Alex
- Newtown Highland LLC – 123 South Main Street – overvaluation based on income & expenses – **Tabled** – to deliberate with all other Commercial Properties
- Newtown Highland LLC – 125 South Main Street – overvaluation based on income & expenses – **Tabled** – to deliberate with all other Commercial Properties
- Deidre Condon – 172 Mt. Pleasant Road – Excessive Assessment increase – **Tabled** – to deliberate with all other Commercial Properties

Deliberations from prior hearings:

- Bonnie Mayer – 7 Beaver Dam – Excessive Assessment, farm land classification was changed – **Disapproved** – per appellant, Father stopped using the land in question for farming prior to passing away. (M) Deborra (2nd) Alex
- David Gussak for Arthur Hilario – 139 Mt. Pleasant Road – Valuation too high - **Disapproved** – insufficient documentation to support appellant's claim (M) Deborra (2nd) Alex
- David Gussak for Arthur Hilario – 137 Mt. Pleasant Road – Valuation too high - **Approved** – 1. Reduce single family B2 land line to 2.00 acres, 2. Add single family B2 land line excess land 1.70. 3. Add CIZ and set S. Adj Factor to 0.86 to be comparable with 135 Mt. Pleasant Road (M) Deborra (2nd) Alex
- David Gussak for Arthur Hilario – 135 Mt. Pleasant Road – Valuation too high - **Disapproved** – insufficient information to support the appellant's claim (M) Deborra (2nd) Alex
- David Gussak for Arthur Hilario – 133 Mt. Pleasant Road – Valuation too high – **Disapproved** – insufficient documentation to support appellant's claim, property should be appraised via income method (M) Deborra (2nd) Alex
- David Gussak for Arthur Hilario – 131 Mt. Pleasant Road – Valuation too high – **Disapproved** – insufficient documentation to support appellant's claim (M) Deborra (2nd) Alex
- Pootatuck Rentals LLC – 10 Washington Avenue – Extensive wetlands, bldg. obsolete devalued to location – **Approved** – 1. set Dep Code to F 2. set total rooms to 9 3. set extra kitchens to 1 4. Set S. Adj Factor to LCI .95 (M) Deborra (2nd) James
- Michael Burton – 77 Bennett Bridge Road – garage not useable, extensive wetlands, house only has 1 bathroom – **Approved** – 1. Add outbuilding 25' x 25' in poor condition 2. Change BSM gross area to 360 Sq Ft 3. Add 360 Sq ft to gross area of SLB 4. Update the sketch show update BSM/SLB (M) Deborra (2nd) James
- Jeffrey Gregg – 1 Castle Meadow Road – Excessive Assessment increase – **Approved** – Set a/c to partial
- Paul Fitzgerald & Susan Achilles – 3 Erin Lane – **Disapproved** – property is comparable, assessed with other properties in the neighborhood (M) Deborra (2nd) James
- Bruce & Mary Jaeger – 242 Berkshire Road – excessive assessment increase. There is an AT&T easement and good portion of property is wetlands, leaching field where it can't be expanded – **Disapproved** – Subsequent inspection by the assessor did not support appellant's claim (M) Deborra (2nd) James

With there being no other business to transact the meeting was adjourned

Respectfully Submitted by Lynn Kovack
Board of Assessment Appeals