



BEACON FALLS CONSERVATION COMMISSION

**10 MAPLE AVENUE
BEACON FALLS, CT 06403**

Cumulative Minutes From The Appeals Process

March / 2018

MONDAY MARCH 19, 2018

7:00 pm

ACCESSORS OFFICE

7:00 pm: Call To Order

Members Present: Gary Komarowsky, Chairman, Ben Catanzaro, Sheryl Feducia.

S. Feducia moved to read correspondence received from the Town Hall reminding all Commissions to assure that the building is secure and lights are off upon leaving. Seconded my B. Cantanzaro. All in favor. Motion passes 3-0.

New Business: Scheduled Appeals (5). 7:00 pm to 8:30 pm.
Hearings and discussion.

1. Baker, 74 Fieldstone Lane. Real Estate. Appellants believe market value too high, stressing the basement is unfinished.
2. Porpora, 48 Twin Oaks Trail. Real Estate. Appellants stated property card states 2 fireplaces when in fact they only have 1. Appellants state heating & insulation upgrades needed for health reasons. Appellants supplied a private assessment of property.
3. Davis, 73 October Lane. Real Estate. Appellants believe fair market value too high.
4. Badale, 14 Molleur View Dr.. Real Estate. Appellants believe easements for water and electrical should produce a lower market value.
5. Braun dba NuAge Detection, 32 Diana La., Personal Property. Appellant produced a work sheet from his CPA showing values that he believed extreme. It was explained to the Appellant that the worksheet was prepared and signed by an agent of his accountant. Any questions regarding the value stated for personal property should be directed to his accountant. The BOAA suggested the Appellant contact his accountant and the Town Accessor ASAP and return to the next BOAA Hearing session on Tuesday, March 20, 2018.

Adjournment:

S. Fiducia moved to adjourn the meeting at 9:45 pm. Seconded by B. Catanzaro. All in favor, motion passes 3-0.

TUESDAY MARCH 20, 2018

7:00 PM

ACCESSORS OFFICE

7:00 pm Call To Order:

Members Present: Gary Komarowsky, Chairman, Sheryl Fiducia, Ben Catanzaro.

New Business:

G. Komarowsky moved to add #15 Pondview Circle to the 2017 Grand List. Seconded by S. Fiducia. All in favor. **Motion** passes 3-0.

Scheduled Appeals (4) 7:00 pm to 8:00 pm.
Hearings and Discussion.

1. Trebca dba as Dibra LLC, 113 South Main Street. Appellant requests to move 30% of taxes to FY 2018.
2. Watkins aka Beacon Reel, 100 Railroad Avenue. Appellant believes fair market value too high considering Haz Mat / Brownfield designation along with a private assessment. Appellant states previous adjustment was never enacted.
3. Diaz, 205 Skokorat Rd.. Appellant states he had a private assessment done which shows his current assessment is too high.
4. LaRowe, 60 Stoddard Place. Appellant along with his Atty. William Ward because of major structural issues, water problems, code violations, and current lawsuits against the home builder he should receive a reduction in fair market value.

Motions Made On Tuesday, March 20, 2018:

1. Braun / NuAge, 32 Diana Lane: **Motion** made by B. Cantanzaro to take no action. Seconded by S. Fiducia. All in favor. Motion passes 3-0.
2. Diaz 205 Skokorat Rd.: **Motion** made by B. Cantanzaro to take no action. Seconded by S. Fiducia. All in favor. Motion passes 3-0.
3. Watkins / Beacon Reel, 100 Railroad Ave.: **Motion** made by B. Catanzaro to modify the gross value of \$187,000.00 to assessment. Seconded by S. Fiducia. All in favor. Motion passes 3-0.
4. LaRowe, 60 Stoddard Place: **Motion** made by S. Fiducia to modify the gross value of \$170,000.00 to assessment. Seconded by B. Catanzaro. All in favor. Motion passes 3-0.

S. Fiducia left meeting at 9:35 pm and returned at 9:45 pm.

Old Business:

None

Adjournment:

S. Fiducia made a **motion** to adjourn the meeting at 10:33 pm. Seconded by B. Catanzaro. All in favor. Motion passes 3-0.