



**TOWN OF NEWTOWN**  
**BOARD OF ASSESSMENT APPEALS**  
**MINUTES**

The Board of Assessment Appeals held a regular meeting on Tuesday April 5<sup>th</sup>, 2016 in Meeting Room 3, Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

Present: Marianne Brown (Chair), Maureen C. Owen, James McFarland

Also Present: Penny Mudgett (Tax Assessor), Georgia Contois (Clerk)

Ms. Brown opened the meeting at 6:01 pm.

The Board decided to set September's meeting as a deadline for creating their standard operating procedures (SOP). Responsibilities had been previously discussed as follows: Ms. Brown will establish responsibilities between the Board and the Assessors; Ms. Owen will revamp the form and work on the Q&A; Mr. McFarland will provide a brief guide for appellants. Ms. Mudgett gave a brief background to the applications before the hearings began.

The Board held hearings and acted on the following appeals:

- Giselle Graham – 39 Horseshoe Ridge – Graham stated the house was inappropriately taxed due to being categorized as a Cape and not a Ranch. Upon deliberating the style of the house, a motion was presented to change the style of the house from Cape to Contemporary (JM) seconded (MO) and unanimously passed.
- Mona Maine deBiran – 2007 Mini Cooper – was asked to reapply for September when motor vehicle hearings take place due to scheduling error. No action.
- James Lee – 121 High Rock Road – Lee explained the mining operation that his neighbor is illegally conducting on both his (Lee's) and the adjacent property (119 High Rock). A motion was presented to reduce the land value to decrease the land value by 57,540 due to economic obsolescence (MO) seconded (JM) all in favor.
- Eric and Gail Davis – 28 Bridge End Farm – Davis explained the unruliness of a section of his property due to an easement, as well as the limited water access due to terrain. After viewing many comps, a motion was presented to grant a 10% reduction in land value due to the easement (MO) seconded (JM) all in favor.
- Newtown Youth Academy – 4 Primrose Street – appellant not present, no action.
- Peter Maher – 116 Brushy Hill Road – Appellant spoke of an indoor basketball court which was being assessed as living space. A motion was presented to deny the application based on the field

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card including the square footage of the gym as being living area which is comparable to other properties in Newtown with recreational facilities (JM) seconded (MO) all in favor.

- Dennis and Carol Bradshaw – 328 Berkshire Road – Appellant submitted ample documentation showing similar river-front properties versus similar land properties, and also neighborhood value comps. A motion was presented to adjust the neighborhood value from 200 to 90 (JM) seconded (MO) all in favor. This will significantly reduce the land value.
- Peter and Adelaide Sandler – 4 Far Horizon – Sandler explained the similarities between his property and an almost identical property on the same street. A motion was presented to change the appraised building value from \$500,280 to \$429,100 based on the comps provided (JM) seconded (MO) all in favor.
- Joe and Anna Scarpelli – 1 Abbey Lane – Agents representing the Appellants explained that the property was inappropriately taxed due to houses of similar size and the condition of the interior. A motion was presented to deny due to insufficient information and deferred maintenance (MO) seconded (JM) all in favor.

Mr. McFarland requested a time on the Agenda to disclose a new venture at the meeting of April 11, 2016.

With no further business, Ms. Brown made a motion to adjourn, Mr. McFarland seconded. All were in favor. The meeting of April 5, 2016 was adjourned at 9:50pm.

*Respectfully Submitted,  
Georgia Contois*

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