



TOWN OF NEWTOWN
BOARD OF ASSESSMENT APPEALS
MINUTES

The Board of Assessment Appeals held a regular meeting on Thursday April 7th, 2016 in Meeting Room 3, Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

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

Also Present: Rick Vitale (Deputy Assessor), Shirley McCleary (Clerk)

Ms. Dunmire opened the meeting at 6:02 pm.

The Board held hearings and acted on the following appeals:

- Lara Mitchell – 6 Kent Rd. – Mrs. Mitchell stated the house was inappropriately taxed higher than other similar houses in the neighborhood. Mrs. Mitchell gave the board several real estate comps from MLS. Ms. Dunmire asked Mr. Vitale for the field cards for each comp. Upon deliberating the comps and the field cards, a motion was presented to deny the requested based on the comps were higher than the subject property (JM) seconded (MD) and unanimously passed. All in favor. (MO) did not vote because she was not present during presentation.
- Melanie Leibold – 27 Dug Hill Rd. - Ms. Leibold wanted to know why the assessment of the property almost doubled since 2014. The board looked at the field cards for last year and this year. (MO) made a motion to award a new assessment of 5,050 (JM) seconded. All in favor.
- Nick Ivanoff (Mary Baron) – 167 Lakeview Terrace –Mr. Ivanoff stated that the cabin on Lake Zoar has no heat. He explained that the town said that people can't live there year round and the assessment should be lowered. (JM) made a motion to deny due to insufficient evidence to support claim, seconded (MO) all in favor.
- John Nickerson – 14 Sweet Meadow Rd – Mr. Nickerson stated that the land is unusable and over- valued. He said that it is a back lot with a long driveway and is below street level. Mr. Nickerson also stated that there was a 40 FT drop down into the woods and was unusable. After viewing the maps, a motion was presented to grant a 10% reduction in land value due to the topography (MO) seconded (JM) all in favor.
- Boys Social & Athletic Club – 32 Riverside Rd – Mr. Lockwood has asked the board to restore tax exempt status because they have always had tax exempt status. Mr. Lockwood stated that there is a caretaker's cottage on 32 Riverside and they take care of the ballfields. (MO) made a motion to restore tax exempt status on 32 Riverside Rd (JM) seconded. All in favor.

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- Hillario's Service Station – 131 Mt. Pleasant Rd – Appellant spoke of assessment increase even though there has been no change to assets. There was discussion on the value of dealer plates. Mr. Hillario filled out a personal property declaration. (MD) made a motion to accept the declaration (JM) seconded. All in favor.
- Bill (Pellegrino) Pisacreta – 124 Head of Meadow – Appellant stated that land is overvalued because only a small percentage of the land is useable. Mr. Pisacreta submitted photos of the pond and the land. He stated that the land was rocky and swampy and not useable. He compared his house to houses on Ashford Lane. (JM) made a motion to deny the reduction based on insufficient evidence to support his claim (MO) seconded. All in favor.
- Olive M. Seaman- 1 Echo Valley & 95 Hanover Rd– Mrs Seaman asked for a reduction because it is unbuildable. They are in the process of applying for 490 farm status. On 95 Hanover Rd, (JM) made a motion to adjust for 50% topo reduction on the 13.17 acres excess and on 1 Echo Valley Rd. to adjust for 50% reduction for topography, seconded (MO) all in favor.
- Masonic Temple Corporation of Newtown- 3 Washington Ave – Agents representing the Appellants explained that the exemption was withdrawn before the 4 year term of expiration. A motion was presented to restore tax exempt status (MO) seconded (JM) all in favor.

With no further business, Ms. Owen made a motion to adjourn, Mr. McFarland seconded. All were in favor. The meeting of April 7, 2016 was adjourned at 10:22pm.

*Respectfully Submitted,
Shirley A. McCleary*

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