



TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY BOARD OF ASSESSMENT APPEALS REGULAR MEETING FEBRUARY 20, 2016

MINUTES

CALL TO ORDER

The meeting was called to order at 10:20 AM at the Roxbury Town Hall downstairs conference room.
Members Present: William Colbert, Mary-Ellen Kimble & James Hurlbut

APPROVAL OF MINUTES

Regular Meeting – February 21, 2015

Motion by William Colbert to approve the minutes of the regular meeting of February 21, 2015. The motion was seconded by Mary-Ellen Kimble and carried.

Special Meeting – March 14, 2015

Motion by William Colbert to approve the minutes of the regular meeting of March 14, 2015. The motion was seconded by Mary-Ellen Kimble and carried.

Special Meeting – March 26, 2015

Motion by William Colbert to approve the minutes of the regular meeting of March 26, 2016. The motion was seconded by Mary-Ellen Kimble and carried.

ELECTION OF OFFICERS

William Colbert was nominated and voted unanimously to remain as Chairman.

BUSINESS

Review, Accept & Schedule Hearings

Three hearings request were received by the filing deadline, two were accepted and hearings were scheduled, one hearing was denied.

- Jeremy & Marni Selman – 16 Good Hill Lane
 - Hearing scheduled for March 5, 2016 at 9:00 AM
- Cynthia DePecol – 30 Old Lane
 - Hearing scheduled for March 5, 2016 at 9:20 AM
- Lee Thorpe – 56 Lower County Rd
 - Hearing denied, No application filed.

ADJOURNMENT

With no further business to address, Mary-Ellen Kimble moved to adjourn at 10:50 AM. Motion was seconded by Bill Colbert and carried.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut



TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

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ROXBURY BOARD OF ASSESSMENT APPEALS SPECIAL MEETING MARCH 5, 2016

HEARINGS

CALL TO ORDER

The meeting was called to order at 8:58 AM by Chairman William Colbert.
Members Present: William Colbert, Mary Ellen Kimble & James Hurlbut

APPROVAL OF MINUTES

Special Meeting – February 20, 2016

Motion by William Colbert to approve the minutes of the regular meeting of February 20, 2016. The motion was seconded by Mary-ellen Kimble and carried.

HEARINGS

16 Good Hill Lane – Jeremy & Marni Selman

Mr. Selman and Attorney Greg Cava were present and sworn in by William Colbert. Mr. Selman recently purchased the property and believe the assessment set in 2012 was high. Mr. Cava presented a market analysis showing that there was no substantial increase in Litchfield County sale prices over the past 3 years. A drive by of the property was planned.

30 Old Lane – Cynthia DePecol

Mrs. DePecol and her husband Mark DePecol were present and sworn in by William Colbert. The DePecol's recently purchased and feel the assessment set in 2012 was high. Mr. DePecol provided an analysis of comparable sales and notified the board the property could not be subdivided. The Board will follow up with Zoning on the potential of a resubdivision of the property and would speak with the Assessor.

ADJOURNMENT

Motion by William Colbert to adjourn at 9:58 AM the motion was seconded by Mary Ellen Kimble and carried unanimously.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut



TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY BOARD OF ASSESSMENT APPEALS SPECIAL MEETING MARCH 10, 2016

MINUTES

CALL TO ORDER

William Colbert called the meeting to order at 2:00 PM at the Roxbury Town Hall.
Members Present: Chairman William Colbert, Mary Ellen Kimble & James Hurlbut

BUSINESS

16 Good Hill Lane – Jeremy & Marni Selman

After reviewing the land a decision to adjust the land lines was agreed upon. A motion was made by William Colbert and seconded by James Hurlbut to remove one of the “s” factors, the motion passed unanimously. The assessment was adjusted from \$844,030 to \$728,530. A notice of the Boards decision was sent to the homeowners.

30 Old Lane – Cynthia DePecol

After a discussion with the Assessor about the excess acreage a motion was made by William Colbert and seconded by Mary Ellen Kimble to adjust the condition factor on the 8.41 excess acreage down 50%, motion passed unanimously. The assessment was adjusted from \$425,880 to \$369,960. A notice of the Boards decision was sent to the homeowners.

ADJOURNMENT

A motion to adjourn was made by William Colbert and seconded by James Hurlbut. The meeting was adjourned at 3:15 AM.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut



TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY BOARD OF ASSESSMENT APPEALS REGULAR MEETING SEPTEMBER 10, 2016

MINUTES

CALL TO ORDER

Chairman William Colbert called the meeting to order at 10:00 AM.

Members Present: Chairman William Colbert, Mary-Ellen Kimble & Lucille Filous.

APPROVAL OF MINUTES

Special Meeting – March 5, 2016 & March 10, 2016

Motion by William Colbert to approve the minutes of the regular meetings of March 5th and 10th. The motion was seconded by Mary-Ellen Kimble and carried.

BUSINESS

2015 Grand List Motor Vehicle Appeals

No applicants

ADJOURNMENT

Motion by William Colbert to adjourn at 10:40 AM, the motion was seconded by Mary-Ellen Kimble and carried.

Respectfully submitted,

James A. Hurlbut

James A. Hurlbut