



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 21, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 10:07 a.m. at the Roxbury Town Hall downstairs conference room.
Members Present: William Colbert, Mary-Ellen Kimble & James Hurlbut

APPROVAL OF MINUTES

Regular Meeting – September 10, 2016

Motion by William Colbert to approve the minutes of the regular meeting of September 10, 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

Fourteen hearing requests were received by the filing deadline, two were received after the filing deadline. Fourteen were accepted and hearings were scheduled, two applications were denied.

- Kenneth H. Bullock – Minor Bridge Rd
 - Hearing scheduled for March 11, 2017 at 9:10 a.m.
- William D. & Dariel Y. Curren – South St
 - Hearing scheduled for March 11, 2017 at 9:25 a.m.
- Anne P. Fenton & Jeffrey A. Sharpe – 1055 Washington Woodbury Rd
 - Hearing scheduled for March 11, 2017 at 9:40 a.m.
- Jessica L. Granger – 13 Hickory Lane & Hickory Lane
 - Hearing scheduled for March 11, 2017 at 9:55 a.m.
- Richard W. Gray Trustee – 21 Holmes Rd
 - Hearing scheduled for March 11, 2017 at 10:10 a.m.
- Laura Casey Horrigan – 86 Bacon Rd
 - Hearing scheduled for March 11, 2017 at 10:25 a.m.
- Lisa A. James – 112 Davenport Rd
 - Hearing scheduled for March 11, 2017 at 10:45 a.m.
- Francis G. & Catherine B. Masi – 29 Berry Rd
 - Hearing scheduled for March 11, 2017 at 11:00 a.m.
- James & Jodi Nager – 30 Booth Rd
 - Hearing scheduled for March 11, 2017 at 11:15 a.m.
- North American Fine Properties LLC – 12 Golden Harvest Rd
 - Hearing scheduled for March 11, 2017 at 11:30 a.m.

- Roxbury Land Trust Inc. – 6 Mine Hill & 32 Mine Hill Rd
 - Hearing scheduled for March 11, 2017 at 11:45 a.m.
- Bridgewater Land Trust Inc. – 38 Town Line Rd
 - Hearing scheduled for March 11, 2017 at 12:00 p.m.
- Castello Solar I, LLC – 94 Mallory Rd
 - Hearing denied – Application received after filing deadline
- Robert I & Jane S G Shapiro – Painter Hill Rd
 - Hearing denied – Application received after filing deadline

ADJOURNMENT

With no further business to address, Mary-Ellen Kimble moved to adjourn at 10:40 AM. Motion was seconded by Bill Colbert and carried.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut, Clerk

2/23/2017



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 11, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chairman William Colbert.
Members Present: William Colbert, Mary Ellen Kimble & James Hurlbut

APPROVAL OF MINUTES

Regular Meeting – February 21, 2017

Motion by William Colbert to approve the minutes of the regular meeting of February 21, 2017. The motion was seconded by Mary-ellen Kimble and carried.

HEARINGS

Kenneth H. Bullock – Minor Bridge Rd

Mr. Bullock was present and sworn in by Chairman Colbert. Mr. Bullock provided a copy of an appraisal he had done in 2012 with a value much lower than the Town's appraised value. Mr. Bullock has attempted to sell the property in the past and has had very few offers for much lower than its current value. The Board agreed to discuss this property with the Assessor.

William D. & Dariel Y. Curren – South St

Mr. Curren was present and sworn in by Chairman Colbert. Mr. Curren's assessment increased because of a discovery by the Assessor that a barn on the property had not been listed on the field card. Mr. Curren raised concerns over how a barn that is 120 years old could not have been listed. The property is vacant with 3.27 acres with a stream running through. The Board will discuss the property and issues raised with the Assessor.

Anne P. Fenton & Jeffrey A. Sharpe – 1055 Washington Woodbury Rd

Mr. Sharpe was present and sworn in by Chairman Colbert. Mr. Sharpe and Ms. Fenton purchased this property last August. The purchased price was less than the Town's appraised value. A discussion on how State of Connecticut and the Town of Roxbury handle revaluations over 5 year periods and that the appraised value was last set in 2012 and the real estate market is constantly fluctuating.

Jessica L. Granger – 13 Hickory Lane & Hickory Lane

Ms. Granger was present and sworn in by Chairman Colbert. Ms. Granger recently purchased the house at 13 Hickory Lane as well a vacant lot next door. Ms. Granger purchased for much lower than the property's current appraised values. She provided the market listing history of the property before she purchased. The house was a weekend house and very rarely used because of this the house is in need of updating and repairs. The vacant lot is very rocky and building would be difficult. The Board will discuss both properties with the Assessor.

Richard W. Gray Trustee – 21 Holmes Rd

Attorney Jeffrey Mirman was present representing property owner Richard Gray. Mr. Mirman provided a prepared document with the reasons for appeal and some comparable properties highlighted. A renovation to the main house and new garage with gym were the major factors in the increase in assessment. The information on the field card showed that the Assessor and/or contracted employee were refused access to property. A request for a site inspection was made and Atty. Mirman would check with the owner about this request. The Board will also discuss the property with the Assessor while awaiting a response from Mr. Gray & Mr. Mirman.

Laura Casey Horrigan – 86 Bacon Rd

No representative was available at the scheduled hearing time. Rob Horrigan arrived later and the board agreed to hear his appeal after all other scheduled appeals were heard. Representing the owner Robert Horrigan was sworn in by Chairman Colbert. The properties assessment was raised this year because of grade change by the Assessor based on an external inspection done this year. Mr. Horrigan reasoned that no work has been done to the property and questioned the change. The Board agreed to discuss the change with the Assessor.

Lisa A. James – 112 Davenport Rd

Ms. James was present and sworn in by Chairman Colbert. Ms. James was here today to appeal her current assessment because of difficulties she's faced in her attempts to sell the property. During winter months the high tension power lines are clearly visible which creates negative views, the property also slopes down away from the road restricting her ability to build an attached garage. The Board will review the property and discuss with the Assessor.

Francis G. & Catherine B. Masi – 29 Berry Rd

Mrs. Masi was present and sworn in by Chairman Colbert. Ms. Masi questioned the current value of the property and provided a number of comparable properties. An increase in the assessment did occur this year because of external inspections and the Board will discuss the value with the Assessor.

James & Jodi Nager – 30 Booth Rd

Mr. Nager was present and sworn in by Chairman Colbert. Mr. Nager described his property revealing it is at a difficult location on Booth Rd with wetlands in the front of his property and private road Brandywine Crossing running the length of the property restricting privacy. Mr. Nager believes that his house is average grade with standard finishes and provided pictures as evidence. The Board will discuss the property with the Assessor.

North American Fine Properties LLC – 12 Golden Harvest Rd

Owner Nicholas Stevenson and Appraiser Joshua Martin were present and sworn in by Chairman Colbert. They provided an appraisal of the property at 12 Golden Harvest Rd dated February 10, 2017. Their biggest objections to the current assessment is the grade level currently at Excellent ++. The location of the property near the Fairfield County Hounds facility is another negative with the noise 20 or so dogs make each day which have hurt his attempts to sell the property. The Board will discussion the property with the Assessor.

Roxbury Land Trust Inc. – 6 Mine Hill & 32 Mine Hill Rd

The Roxbury Land Trust was represented by President Brian Duda, Vice President Marc Olivieri, Executive Director Ann Astarita and Attorney Neal White from Cramer & Anderson all representatives were sworn in by Chairman Colbert. The two properties being appealed had their tax exempt status removed on a part of the property by the Assessor. The Land Trust claimed that this should not have been done. The portions made taxable is property rented and the Land Trust argued that because all the income that is received from rent goes towards the Land Trust's operating budget those portions should also be tax exempt. The Board agreed to review the documents presented and discuss the issue with the Assessor as well as potentially the Town Attorney.

Bridgewater Land Trust Inc. – 38 Town Line Rd

The Bridgewater Land Trust was represented by President Steve Shabet and Attorney Robert Shaver. Mr. Shabet and sworn in by Chairman Colbert and being an Attorney Mr. Shaver did not need to be sworn in. The Bridgewater Land Trust is appealing the removal of Tax Exempt status on a property in Roxbury. The property is a farm where the farmer rents land and storage from the Land Trust. The Land Trust argues that this farm is a requirement for the land and the rent that is generated is used exclusively by the Land Trust in its operating budget. A number of court cases and documents were provided and the Board agreed to review the documents and contact the Assessor as well as potentially the Town Attorney.

ADJOURNMENT

Motion by William Colbert to adjourn at 1:50 p.m. the motion was seconded by Mary Ellen Kimble and carried unanimously.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut, Clerk



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 21, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 9:33 a.m. by Chairman William Colbert.
Members Present: William Colbert, Mary Ellen Kimble & James Hurlbut

APPROVAL OF MINUTES

Special Meeting – March 11, 2017

Motion by William Colbert to approve the minutes of the regular meeting of February 21, 2017. The motion was seconded by James Hurlbut and carried.

BUSINESS

The Board of Assessment Appeals first met to review and discuss the hearings and appeals. They proceeded to meet with Assessor and continue the appeals discussion. After this Chairman Colbert & Mary Ellen Kimble went on site visits to review information on some appeals before returning to the Town Hall and making final decisions with the full board present.

APPEALS DECISIONS

Kenneth H. Bullock – Minor Bridge Rd

After a discussion with the Assessor it was decided this property is correctly valued. A motion was made by William Colbert and seconded by James Hurlbut to make no adjustments to the property on Minor Bridge Rd. Motion passed unanimously. The assessment will remain \$156,950. A notice of the Boards decision was sent to the homeowner.

William D. & Dariel Y. Curren – South St

The Board discussed the appeal and after talking with the Assessor it was decided a change was needed. A motion was made by William Colbert and seconded by Mary Ellen Kimble to lower the barns condition from average to fair, motion passed unanimously. The assessment was changed from \$156,280 to \$150,250. A notice of the Boards decision was sent to the homeowners.

Anne P. Fenton & Jeffrey A. Sharpe – 1055 Washington Woodbury Rd

After a review of the property it was decided this property is correctly valued. A motion was made by William Colbert and seconded by James Hurlbut to make no adjustments to the property at 1055 Washington Woodbury Rd. Motion passed unanimously. The assessment will remain \$255,460. A notice of the Boards decision was sent to the homeowners.

Jessica L. Granger – 13 Hickory Lane & Hickory Lane

Chairman Colbert and Mary Ellen Kimble drove by the properties and reviewed both the house lot and vacant lot next door. It was decided both properties are correctly valued. A motion was made by William Colbert and seconded by Mary Ellen Kimble to make no adjustments to the property at 13 Hickory Lane and a vacant lot on Hickory Lane. Motion passed unanimously. The assessments will remain at \$464,990 & \$134,410 respectfully. A notice of the Boards decision was sent to the homeowner.

Richard W. Gray Trustee – 21 Holmes Rd

After a discussion with the Assessor it was noted that access to review the property by the Assessor, a Town representative and by the Board of Assessment Appeals has been denied multiple times. Chairman Colbert and Mary Ellen Kimble did drive by the property and reviewed the site. It was decided without a review no

adjustments can be made. A motion was made by William Colbert and seconded by Mary Ellen Kimble to make no adjustments to the property. Motion passed unanimously. The assessment will remain at \$1,853,940. A notice of the Boards decision was sent to the property owner.

Laura Casey Horigan – 86 Bacon Rd

The Board discussed the appeal and increase of assessment with the Assessor. It was agreed the increase was justified and no adjustments were needed. A motion was made by William Colbert and seconded by Mary Ellen Kimble to make no adjustments. Motion passed unanimously. The assessment will remain at \$560,460. A notice of the Boards decision was sent to the homeowner.

Lisa A. James – 112 Davenport Rd

Chairman Colbert and Mary Ellen Kimble drove by the property to review the topography and the location of the high tension wires behind the house. After a discussion it was agreed an adjustment should be made for both instances. A motion was made by Chairman Colbert and seconded by Mary Ellen Kimble to lower the condition factor on the land 20% because of the topography of the land and for the location of High Tension wires viewable from the back of the house. Motion passed unanimously. The assessment was changed from \$335,710 to \$302,100. A notice of the Boards decision was sent to the homeowner.

Francis G. & Catherine B. Masi – 29 Berry Rd

Chairman Colbert and Mary Ellen Kimble drove by the property to review the site. After a discussion it was agreed no adjustments were needed at this time. A motion was made by Chairman Colbert and seconded by James Hurlbut to make no adjustments. Motion passed unanimously. The assessment will remain at \$751,700. A notice of the Boards decision has been sent to the homeowners.

James & Jodi Nager – 30 Booth Rd

After reviewing the application, field card and hearing it was decided the property was valued correctly. A motion was made by Chairman Colbert and seconded by Mary Ellen Kimble to make no adjustments to the property. Motion passed unanimously. A notice of the Boards decision was sent to the homeowners.

North American Fine Properties LLC – 12 Golden Harvest Rd

The Board conferred with the Assessor on this property after which it was agreed a site visit was required. Chairman Colbert and Mary Ellen Kimble visited the site. It was agreed that the grade on the house should be lowered and an adjustment made for the noise made from the nearby Fairfield County Hounds. A motion was made by Chairman Colbert and seconded by Mary Ellen Kimble to lower the grade of the house from Excellent ++ to Excellent and 10% decrease on the condition factor of the land because of the noise created dogs. Motion passed unanimously. The assessment was changed from \$2,400,680 to \$1,887,190. A notice of the Boards decision was sent to the property owner.

Roxbury Land Trust Inc. – 6 Mine Hill & 32 Mine Hill Rd

The Board reviewed documents and statutes pertaining to the tax exempt status on portions of both 6 Mine Hill Rd and 32 Mine Hill Rd. The Board agreed with the Assessor's determination that the properties being rented are not being used exclusively for Roxbury Land Trust charitable purposes per CGS §12-88. A motion was made by William Colbert and seconded by James Hurlbut to make no adjustments to either property. Motion passed unanimously. A notice of the Boards decision was sent to the property owner.

Bridgewater Land Trust Inc. – 38 Town Line Rd

The Board reviewed documents and statutes pertaining to the tax exempt status on the property being appealed. The Board agreed with the Assessor's determination that the portion being rented is not being used exclusively for Bridgewater Land Trust charitable purposes per CGS §12-88. A motion was made by William Colbert and seconded by James Hurlbut to make no adjustments to the property at 38 Town Line Rd. Motion passed unanimously. A notice of the Boards decision was sent to the property owner.

ADJOURNMENT

A motion to adjourn was made by William Colbert and seconded by James Hurlbut. The meeting was adjourned at 4:30 p.m.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut, Clerk



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 9, 2017 MINUTES

CALL TO ORDER

Chairman William Colbert called the meeting to order at 10:00 a.m.
Members Present: Chairman William Colbert & Mary-Ellen Kimble

APPROVAL OF MINUTES

Special Meeting – March 21, 2017

Motion by William Colbert to approve the minutes. The motion was seconded by Mary-Ellen Kimble and carried.

BUSINESS

2016 Grand List Motor Vehicle Appeals

No applicants

ADJOURNMENT

Motion by William Colbert to adjourn at 10:21 a.m., the motion was seconded by Mary-Ellen Kimble and carried.

Respectfully submitted,

James A. Hurlbut

James A. Hurlbut, Clerk