

BOARD OF ASSESSMENT APPEALS
April 14, 2011

The Board of Assessment Appeals met on Thursday, April 14, 2011. Members present were Stephen Palmer and David Harma. The meeting was called to order at 7:05 p.m.

Medeiros, Suzanne – 102 & 124 Greenhaven Road

Mrs. Medeiros moved to Greenhaven Road in 1954. She subdivided her property for estate planning purposes. Because of the subdivision the land values went up substantially. The land is in the same condition as it was before the subdivision. 124 Greenhaven Road is against the railroad tracks. It has limited street visibility. She feels the assessment should not go up because of the subdivision.

Serafin, Pete – 5 & 7 Open Way

Mr. Serafin stated these are cottages; not full time residences. He rents for \$1,005 per week on both cottages for 10 to 11 weeks a year. The rest of the time the cottages are vacant. The houses have no central heat or insulation. The houses sit on ledge. He rents to the same 15 families and can't raise the rent. He feels, as a general rule, 25% of the income from the property should go towards taxes. This is not the case. He can not convert to full time residences.

McClelland, Nancy – 22 Wall Street

Ms. McClelland realizes that she has had substantial reductions in the past but still feels the value on her property is too high. She looked at properties in the Borough for five years prior to buying this property. The drop in the market happened after she purchased this property.

Edwards Point Company LLC – 50 & 68 Salt Acres Road

They submitted an appraisal for each property from Gregory Erb. Mr. Erb reviewed the methodology and reasoning for the value set on each appraisal. 50 Salt Acres is a narrow lot; there are not big views to the left or right. With wetlands and view easements the house would have to be built close to the road. 68 Salt Acres has conservation land between it and the water. It has a lot of trees that cannot be cut which blocks any view. It has limited access to the water and is not a good area for docks. Lynn Young made comparisons to lots on Wamphassuc Road and to next door.

Ceil, James & Deborah – 15 Meadow Avenue

They have a flooding issue on their property. Flooding happens regularly. There is an issue with the Town with catch basins and drainage pipes. The Town is working on correcting the issue. Mr. Ceil submitted an appraisal dated October 1, 2007.

Fusaro, James – Personal Property

Mr. Fusaro stated the total value of his equipment is about \$1,500. All of his equipment is old. He has wheel barrels, ladders, stone chisels and similar equipment. He has no office or computers; he works out of his truck.

Decision: The Board voted unanimously to reduce the assessment to \$1,050 plus \$263 penalty.

Chartwell Project Development LLC – Personal Property

John Rooney appeared before the Board. He rents space in the HTP building. All he has is a computer and printer. The furniture belongs to the previous tenant and was left behind. The landlord told him he could use it. This is a hospitality design and construction business.

Decision: The Board voted unanimously to reduce the assessment to \$903 plus \$226 penalty.

Watkins, Lincoln Etal – 13 Meadow Avenue

Robert Sundman appeared before the Board. This lot was originally used for a septic tank for four individual properties. It is no longer used for that purpose but it is not a building lot. It is pre-existing non-conforming lot but it could not meet the other necessary requirements to be a building lot. It could never support a septic system, it is wet and has drainage issues. It has a drainage pipe running through it so no one could build on top of it. The property also has Town liens placed on it for \$9,900 to \$13,000.

NCMIC Finance Corp., CPI Stonington LLC, JJF Stonington LLC and 3 Stonington LLC did not appear for their appointments.

The minutes for the April 12, 2011 and April 13, 2011 were accepted as read.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Betty Richards
Secretary