

**Board of Assessment Appeals  
Meeting Minutes  
Monday, March 15, 2021  
6:30pm via WebEx**

**Present:** Buddy Conroy, Joanne Eiler, Justin Phaiah, and April Lamothe; Recording Secretary  
**Also Present:** Public seeking appeals and Rick Ives

- 1) **Roll Call:** Buddy Conroy called the meeting to order at 6:33pm.
- 2) **Approval of Minutes: Previous Meeting:** Justin Phaiah made a motion to approve the minutes of September 10, 2020. Joanne Eiler seconded the motion. No discussion. Motion passed.
- 3) **Public Comment:** None
- 4) **Review of Real Properties Seeking Review:**

**BAA321-1 Robert Kania, Sr.**

**Property:** 203 Cherry Hill Rd

**Reason for Appeal:** Robert Kania is appealing due to excess water problems.

Due to the amount of water that comes into the basement, if someone were to buy the property, they would have to pay an estimated \$20,000 in repairs to fix the issue. He feels that his property is worth \$140,000 instead of the appraisal price of \$187,300 due to the work that would have to be done to fix the water issues. Discussion ensued.

**Action:** Buddy Conroy made to deny the appeal. Joanne Eiler seconded the motion. No discussion. Motion passed.

**BAA321-2 Rodrigo Deoliveira - R&D LLC, Brooklyn Pizza**

**Property:** 109 Hartford Rd

**Reason for Appeal:** Rodrigo Deoliveira filed his personal property declaration late due to Covid-19. The late filing led to a 25% late fee. Buddy Conroy explained that by State Statute, the Board is not able to remove the late fee. Rick Ives told Rodrigo Deoliveira to email him about the late fee and the Board of Selectman will look at the circumstance.

**Action:** The Board of Assessment appeals is not able to remove the late fee.

**BAA321-3 Christine Modica and James Pickunka**

**Property:** Lot on Mason Rd

**Reason for Appeal:** James Pickunka told the Board that they purchased in the property last fall and wanted to know why the assessment value has risen so high, so quickly. Buddy Conroy asked them if the Town had sent a letter to them to apply for open space. Christine Modica replied that did not receive a letter to apply for open space, just how to appeal the assessment. She thought that the assessment appeal was how they would apply for open space; they want to apply for open space. Discussion ensued.

**Action:** Joanne Eiler made a motion to deny the appeal based on information the Board has and there no value to compare it to. Justin Phaiah seconded the motion. No discussion. Motion passed.

**BAA321-4     Nannette Gendreau**

**Property:** 30 Creamery Brook Rd

**Reason for Appeal:** Nannette Gendreau told the Board that her house is the oldest on the street and the newer houses increase a lot less than her house. No living space has been added to the second floor. She mentioned she has brick veneer instead of brick and mortar, also a part of the house just has siding. Buddy Conroy said that he spoke with the Assessor's Office and by changing the brick and mortar to brick veneer, it would change the appraised value from \$241,400 to \$237,800. She also mentioned that she has deferred maintenance on the house. She would like if someone would be able to have someone do an in-person inspection. Discussion ensued.

**Action:** Buddy Conroy made a motion to change the field card to brick and mortar to brick veneer, which would be a \$4,000 change. Joanne Eiler seconded the motion. No discussion. Motion passed.

Buddy Conroy made a motion to decrease the appraised value to \$237,800. Joanne Eiler seconded the motion. No discussion. Motion passed.

**BAA321-5     Michael and Meghan Daigle**

**Property:** 257 Woodward Rd

**Reason for Appeal:** Michael Daigle has a problem with the open space value since the open space has not changed in 35 years and he has lost fifty trees due to the gypsy moths. Buddy Conroy asked if they added property from next door. Michael Daigle replied that they added land from father years ago. Meghan Daigle commented that there seems to be different values for open space on 273 Woodward Rd versus 257 Woodward Rd. Buddy Conroy asked if applied for the added land to be in open space once they owned the land. Michael Daigle replied that the land abutted land that was in open space, but he did not ask for it to be in open space. Meghan Daigle questioned that when land sells, the open space does not carry over. The Board believes that once land sells, open space does not carry over, which would increase the value of the land if it is not open space. Discussion ensued.

**Action:** Joanne Eiler made a motion to decrease the assessment from \$394,680 to \$387,500. Justin Phaiah seconded the motion. No discussion. Motion passed 2-1 (Buddy Conroy).

**BAA321-6     Brian Provencher**

**Property:** 200 Church St

**Reason for Appeal:** Brian Provencher purchased the property in April 2002 for \$169,000, which included items in the house, and in the eighteen years it has

only increased \$2,300. Now they want to increase it \$50,000. Discussion ensued.

**Action:** Joanne Eiler made a motion to decrease the assessment from \$177,600 to \$164,600. Justin Phaiah seconded the motion. Not discussion. Motion passed.

**BAA321-7     Jeanne Schroeder - Alar 2 LLC, c/o CVS Pharmacy**

**Property:** 542 Providence Rd

**Reason for Appeal:** Jeanne Schroeder told the Board that Covid-19 hurt the front of stores sales. She listed other stores/drug stores in a 5-20 mile range that were similar to the CVS located on 542 Providence Rd. The market rents were an average of \$13 per square foot and \$134 square foot for market sales. She came up with a fair market value of \$2.1 million, which is close to the Town's numbers. She also compared Berkshire Bank, McDonald's, Vachon's, and other similar sized buildings in Town that seem to show a discrepancy on land value.

**Action:** Buddy Conroy made a motion to deny the appeal. Discussion: Buddy Conroy does not see the comparable figures. Joanne Eiler and Justin Phaiah both mentioned that the numbers were not provided, which made it hard to understand. Justin Phaiah seconded the motion. No further discussion. Motion passed.

**BAA321-8     Glen Saindon - Sprint Spectrum**

**Property:** 116 Grant Hill Rd

**Reason for Appeal:** Glen Saindon, from Ryan, LLC for Sprint Spectrum told the Board that appeal relates to an Income Expense penalty. Similar to many, the employees were on lockdown due to Covid-19 and did not receive the initial notice of the Income Expense was due. He said that they have filed on time in the past. There were no issues with the address. He said that if they have known about the report, they would have sent it in on time. Discussion ensued. The Board is not able to remove penalties.

**Action:** Justin Phaiah made a motion to deny the appeal. Joanne Eiler seconded the motion. No discussion. Motion passed.

**BAA321-9     Frederick Ullrick**

**Property:** 96 Darby Rd

**Reason for Appeal:** Frederick Ullrick told the Board that he has improved the value of the house by adding an addition. He feels that increase in appraisal is high where the Town appraisal is more than he could sell the house for. He spoke with a realtor and they said they could list the house starting at \$399,000. Discussion ensued.

**Action:** Justin Phaiah made a motion to approve the appeal and change the appraised value to \$385,000. Joanne Eiler seconded the motion. No discussion. Motion passed.

**BAA321-10 Clifton McCollum**

**Property:** 589 Wauregan Rd

**Reason for Appeal:** Clifton McCollum told the Board that his assessment doubled and a half by going from \$187,300 to \$458,200. Buddy Conroy asked if there are two houses on the property; Clifton McCollum replied yes and work was done on one of the houses two years ago. A new floor was added to the house, but there is no basement. Discussion ensued. The Board clarified that his assessment went from \$187,300 to \$320,900 and the appraised value went from \$267,500 to \$458,200.

**Action:** Joanne Eiler made a motion to deny the request for the appeal. Justin Phaiah seconded the motion. No discussion. Motion passed.

**BAA321-11 Sean Doyle**

**Property:** 42 Almada Dr

**Reason for Appeal:** Sean Doyle told the Board that he feels his assessment is extremely high and not comparable to other similar properties on his street. He reviewed similar properties that are appraised less than his property. He mentioned that no improvements have been made on the home during the year and half he has owned the property. Discussion ensued.

**Action:** Joanne Eiler made a motion to change the appraised value to \$385,000. Justin Phaiah second the motion. No discussion. Motion passed.

- 5) **New Business:** The next meeting will be held on Thursday, September 9, 2021 at 6:30pm. The meeting will be motor vehicles only. Buddy Conroy told the Board that he would not be running for reelection in November. Buddy Conroy made a motion to co-chair the next meeting with Joanne Eiler. Joanne Eiler seconded the motion. No discussion. Motion passed.
- 6) **Adjournment:** Joanne Eiler made a motion to adjourn the meeting at 9:11pm. Justin Phaiah seconded the motion. No discussion. Motion passed.

Respectfully Submitted,  
April Lamothe  
Recording Secretary