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Town of Brooklyn

Board of Assessment Appeals Minutes

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Liona Q. Mainville

TOWN CLERK, BROOKLYN, CT

The Board members met on March 10, 2016, at the Brooklyn Town Hall, 4 Wolf Den Road, Brooklyn, CT 06234 for the purpose of hearing appeals on real estate, personal property and supplemental motor vehicles.

Present: Diane Wimmer, Robert Simons, Cassandra Leach
Debra Christy, Revaluation Supervisor was present from 6:30 p.m. till 7:45 p.m.
to answer questions concerning revaluation.

Call to order: The hearing was called to order at 6:30 p.m.

Approval of Minutes: A motion was made by Diane Wimmer, seconded by Robert Simons to accept the September 18, 2015 hearing minutes as presented. So voted.

Discussed an appeal from Virginia Shea, who could not attend because she works second shift. Board agreed to deny as she had the option of having someone act as her agent.

The following appeals were received and acted on:

- BAA-1-16 Stavitsky & Associates LLC, Alar2 LLC, CVS Pharmacies
Sent a notice to them on 2/29/2016 that the Board does not hear
appeals over \$1,000,000.
- BAA-2-16 Quinebaug Associates, LLC
They sent on e-mail to MaryAnn Szela, Assistant Assessor, withdrawing their appeal.
- BAA-3-16 Roland Daigneault, Sr. 17 Oakridge Drive
Questioning land assessment. Property is mostly ledge.
Discussion held. Motion by Diane Wimmer, Robert Simons 2nd to lower land
value by 15% to 60,180 with an assessment of 42,126. So voted.

- BAA-4-16 Townsend Development Associates, LLC
St. Onge & Brouillard acted as Agent for above. Discussion on the value of land behind CVS on Route 6. Decided to set another hearing date so the Board could meet with the Commercial Reval agent and get information from him on this property. Will wait till we hear from the Commercial Reval agent to set the hearing date.
- BAA-5-16 Morris & Edward Czaczles Paradise Drive Lot 4 Land
Assessment to high. Discussion followed. Land is in State 490 value. Motion made by Diane Wimmer, Robert Simons 2nd, current value stays, no change. So voted
- BAA-6-16 Karl Avanecean Windham Road Land
Value too high, Discussion followed. Land is in State 490 value. Motion made by Robert Simons, Diane Wimmer 2nd, no change. So voted.
- BAA-7-16 Spiro Haveles 593 Providence Road Commercial
Did not show up for hearing. Cancelled.
- BAA-8-16 Tammy Baker Pine Tree Terrace Personal Property
Did not show up for hearing. Cancelled.
- BAA-9-16 Lynn Laperle Darby Road Personal Property
Wrote a book for her Master's degree at UConn. Did all work at the college. When book was published she had to get a DBA for a bank checking account. Discussion followed. Motion by Diane Wimmer Cassandra Leach 2nd, based on all information received, not a business per say. Take out all value for #16, #20, and #23 on the amended Personal Property Declaration. So voted.
- BA-10-16 Roland Scheck South Street Personal Property
Did not show for hearing. Cancelled.
- BAA-11-16 Donald Zaborski Paradise Drive Personal Property
Discussion on personal property. Motion by Diane Wimmer, Robert Simons 2nd, to reduce personal property value to 3450. So voted.

BAA-12-16 Riverwalk Condominium Association Riverwalk Drive
The following showed up to the hearing, #1, #3, #5, #7, #9, #11, #17, #19, #21, #23, and #25. Discussion followed. We addressed the issues we could, some of their other issues need to be addressed with other departments. Motion made by Diane Wimmer, Robert Simons 2nd, to reduce appraisal value on their street cards by 15%: 209,200 down to 177,800, 241,000 to 204,900, and 253,000 to 215,000.

Other Business:

Decision letters will be sent to the above letting them know of the board's decisions.

The Board will be reconvening to hear the appeal of Townsend Development Associates LLC during the month of March of which the date has not been set yet.

Motion made by Diane Wimmer to adjourn the meeting at 9:57 p.m., seconded by

Cassandra Leach. So voted.

Sincerely



Cassandra Leach

Chairperson

March 12, 2016