

DRAFT ~ SUBJECT TO CHANGE

Minutes for April 11, 2018, Special Meeting, Board of Assessment Appeals

The special meeting commenced at 4:00 p.m. in the Enfield Room with Kelly Hemmeler, Chairman present; Donna Dubanoski, member, present; Lori Longhi, member, present; and Victoria Rose, recording secretary, present.

Each party was duly sworn regarding each and every appeal.

Appeal 31, Gary Greene, Agent, 7 Hazard Ave

1984 retail strip mall with Chipotle, Supercuts and AT & T. Net operating income of 126,670 with a base cap rate of 8% plus 2.78% tax rate for an adjusted rate of 10.78 for a value of 1,175,000 at 173 a square foot. Changed the value on appeal form from 1,182,000 to 1,175,000.

Appeal 32, Gary Greene, Agent, 6 Pearson Way

This parcel is owner occupied. It's a huge warehouse at \$4 a square for a potential gross income of 178,480 with a 10% vacancy and 10% expense ratio for a net operating income of 144,570. Cap rate of 9 and a tax rate of .278 for an adjusted tax rate of 9.278. The value is 1,558,140 at 34.92 a square foot. The town has it at 42 a square foot. Changed the value on the appeal form from *

Appeal 33, Gary Greene, Agent, 89 Phoenix Ave

This parcel is owner occupied. It's a 43,959 square foot warehouse. The town value is 2,486,890. 43,959 at 4.25 a square foot is 186,286 potential income with 10% vacancy and 10% expense for a net operating income of 151,330. Capr rate is 9.245 including the adjusted tax rate for a value of 1,637,000 at 37 a square foot. Changed the value on the appeal form from *

Appeal 20, Bridget and Chuck Brady, 21 Manning Rd

Purchased the building in 1994 and ran his business AB Container until 2 and a half years ago. In 2016 he was offered 1.25 million for the building from the company who had purchased the business. Due to unknown environmental issues they withdrew the offer and purchased a building in Suffield and moved out in December of 2016.

Since the discovery of the environmental issue he has incurred considerable expense to remediate the property. The property has a land use restriction and remediation is underway. He was offered 1.1 million in August 2017 but the buyer withdrew because of issue between the town and the neighbors on Manning Road. The building also has 14 ft ceilings. Based on comparable sales presented to Board feels the value should be 1.1 million.

Lori Longhi asked how long the remediation would take. He stated it was almost done but wells would have to be monitored.

Donna Dubanoski asked if he would like the penalty waived and he stated yes.

Appeal 28, Shawn DeGarish, Business personal property

He feels the assessment for this DJ business is too high. He did not fill out the declaration. Kelly Hemmeler asked him to fill out the declaration and bring it to the Assessor's Office before the Boards last meeting for their deliberations.

Appeal 21, Monte Kroh, Agent, 1676 King St.

The single family residence located at 1676 King St was demolished in September of 2017. Copy of inspection report presented to Board. Appealing the building to be zero and just be assessed on the land.

Appeal 36, McNally Brothers, business personal property, no show

The following decisions were made:

Appeal 13, 612 Hazard Ave., Donna Dubanoski made a motion to reduce the assessment and adjust the penalty for a total of 790,970 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 6, 4 Anngina Dr., Lori Longhi made a motion to reduce the assessment and waive the penalty by 55,305 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 14, 37 Windsor St., Lori Longhi made a motion to reduce the assessment by 9,290 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 48, Kathleen Hichlfee, 81 Windsor St.

Appealing her assessment due to traffic and sidewalk that the Town removed. Parking is only on her side of the street and cars park right up to her driveway and can not see when backing out of driveway.

Photos submitted to Board. She stated the post office and sanitation have complained and their complaints have fallen on deaf ears. She feels it has devalued her property and caused a hardship.

Lori Longhi asked if she feels the removal of the sidewalk has devalued her land or building or both? She feels the fair market value is about 110,000.

Lori Longhi asked if she has contacted the police department to see if they can put no parking signs by her driveway. She stated she had called the police department but no one did anything. Her neighbor has six cars and park in front of her house.

Lori Longhi suggested speaking to the Traffic Officer at the police department.

Appeal 50, Ken Daigneau, Agent, business personal property

Paperwork presented to Board. He stated she thinks the assessment is a tax.

Appeal 12, Christopher Desrosiers, business personal property, no show

Appeal 16, Jeremiah Johnson, business personal property, no show

The following decisions were made:

Appeal 3, Alden Ave., Lori Longhi made a motion to reduce the assessment by 803,630 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 2, 264 Hazard Ave. Lori Longhi made a motion to reduce the assessment by 70,130 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 1, 5 Winter Way. Donna Dubanoski made a motion to reduce the assessment by 21,020 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 24, Megan Checkalski, business personal property

Started a party planning business because she was laid off and trying to start a business and was utilizing things she already had. She has since gotten a full-time position and only has about \$300 worth of equipment right now. She has since filled out the form and would like the penalty waived. Kelly Hemmeler stated she has an unregistered motor vehicle and she stated she does have an old trailer that is not registered that will be used to move a photo booth to events and added that to the declaration.

The following decisions were made:

Appeal 31, 7 Hazard Ave., A motion was made by Lori Longhi to deny the appeal. The applicant failed to present sufficient evidence necessary to provide the Board with any legal reason to grant relief sought. Donna Dubanoski seconded the motion. The motion carried to deny the appeal with a 3-0-0 vote.

Appeal 32, 6 Pearson Way., A motion was made by Lori Longhi to deny the appeal. The applicant failed to present sufficient evidence necessary to provide the Board with any legal reason to grant relief sought. Donna Dubanoski seconded the motion. The motion carried to deny the appeal with a 3-0-0 vote.

Appeal 33, 89 Phoenix Ave., A motion was made by Donna Dubanoski to deny the appeal. The applicant failed to present sufficient evidence necessary to provide the Board with any legal reason to grant relief sought. Lori Longhi seconded the motion. The motion carried to deny the appeal with a 3-0-0 vote.

Appeal 54., Sheckiera Williams, Business personal property

Business not started. Became pregnant and didn't do anything. Filed form that business is closed and could the penalty be waived.

The following decisions were made:

Appeal 20, 21 Manning Rd., Lori Longhi made a motion to reduce the assessment and waive the penalty by 494,780 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 21, 1676 King St., Lori Longhi made a motion to reduce the assessment by 131,330 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 48, 81 Windsor St., Lori Longhi made a motion to reduce the assessment by 14,000 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 50, Cynthia Capon, business personal property, Donna Dubanoski made a motion to reduce the assessment by 34 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 24, Megan Checkalski, business personal property, Lori Longhi made a motion to reduce the assessment/penalty by 7,800 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 54, Sheckiera Williams, business personal property, Donna Dubanoski made a motion to reduce the assessment/penalty by 625 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 8 and 9, Paul Rivard and Suzanne Rivard, Knox Ave

Appealing two properties on Knox Ave that are useless. The property is landlocked. It's a paper road and road never went in. Donna Dubanoski asked if they considered giving to an abutter. Lori Longhi asked if they had contacted the Town to give it to them for open space. They stated no. Lori Longhi suggested contacting their councilman.

Appeal 25, Ilir Rushiti, Business personal property

Received the notice in the mail because he opened a business for a painting company. He stated he has not business and filed for bankruptcy. Kelly Hemmeler stated he has a penalty because he did not file the declaration. He stated the business closed in 2016. The form was submitted to the board. He stated he received it and gave it to his accountant and his accountant stated he would take care of it.

Appeal 55, Kimberly Porrello, Business personal property Kathy Kienzler and Tom Kienzler

Previous company that was there closed in June of 2017. The business is a marketing research company that she took over and is now Infield Research.

Kelly Hemmeler stated there's a penalty because the declaration was not filed.

She produced a list of assets she has and filled out the declaration and submitted it to the Board. She would also like to have Suite 9 added to her mailing address.

Lori Longhi made a motion to adjourn the meeting at 8:25 p.m. Donna Dubanoski seconded the motion. The motion carried 3-0-0.