

BOARD OF ASSESSMENT APPEALS
MINUTES FROM MEETING
April 20, 2011

Meeting called to order by Lee Grubman at 4:47 p.m.

Members present: Deborah Blanchard, Stephen Elworthy, Lee Grubman, Alexa Mullady and David Slepian.

The Board considered the following cases:

Listed Owner: NGC Realty; Cirrosso

Location: 350 Jennings Road

Map: 79

Lot: 625

Following some discussion, motion to call a new hearing and deny reopening this appeal was made by Lee Grubman, seconded by Deborah Blanchard and carried unanimously.

Appeal #19

Listed Owner: John Urquhart

Location: 111 Beach Road

Map: 141

Lot: 46 A

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #28

Listed Owner: Patrica G. and Kenneth D. Jones

Location: 320 Farist Road

Map: 76

Lot: 112

Following some discussion, motion to approve the correction on the field card and remove one bath was made by Stephen Elworthy, seconded by Alexa Mullady. The motion carried (Lee Grubman was opposed).

Appeal #32

Listed Owner: Sarah T. and Daniel E. Weiland

Location: 573 Hill Farm Road

Map: 176

Lot: 51

Following some discussion, motion to reduce the assessment to \$1,450,000 was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #53

Listed Owner: Huk Yuk Chen and An Li

Location: 860 Hulls Highway

Map: 246

Lot: 52

Following some discussion, motion to reduce the assessment from \$1,156,900 to \$1,048,000 was made by David Slepian, seconded by Alexa Mullady and carried unanimously.

Appeal #54

Listed Owner: Laura and James W. Meyer

Location: 658 Pequot Avenue

Map: 241

Lot: 203

Following some discussion, motion to reduce the assessment from \$2,675,500 to 2,600,000 was made by David Slepian, seconded by Alexa Mullady. The motion carried (Steve Elworthy abstained).

Appeal #56

Listed Owner: Paula Gallo

Location: 23 Beaconview Drive

Map: 42

Lot: 620

Following some discussion, motion to reduce the assessment from \$253,000 to \$185,000 was made by Lee Grubman, seconded by David Slepian and carried unanimously.

Appeal #57

Listed Owner: John J. Lamb

Location: 23 Morehouse Drive

Map: 70 Lot: 6

Following some discussion, motion to reduce the assessment from \$441,800 to \$365,000 was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

Appeal #58

Listed Owner: William G. Buckholz

Location: 84 Pine Creek Avenue

Map: 238 Lot: 44

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

Appeal #93

Listed Owner: Claudia and Richard Fay

Location: 1245 Old Academy Road

Map: 223 Lot: 22

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Deborah Blanchard and carried unanimously.

Appeal #129

Listed Owner: Beatrice DuPont

Location: 324 Harbor Road

Map: 241 Lot: 33

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Stephen Elworthy and carried unanimously.

Appeal #156

Listed Owner: Catherine M. and James J. Dugan

Location: 210 Ryegate Road

Map: 147 Lot: 305

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by David Slepian and carried unanimously.

Appeal #165

Listed Owner: Dianne and Charles Nolte

Location: 495 Judd Street

Map: 125 Lot: 132

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by David Slepian and carried unanimously.

Appeal #196

Listed Owner: Kimberly and Jason Brenner

Location: 112 Matilda Place

Map: 145 Lot: 77 B

Following some discussion, motion to reduce the assessment to \$975,000 was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

Appeal #201

Listed Owner: Eva and Egidio DeMaio

Location: 2540 Congress Street

Map: 153 Lot: 1

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by David Slepian. The motion carried (Deborah Blanchard abstained).

Appeal #205

Listed Owner: John Koren

Location: 968 Harbor Road

Map: 241 Lot: 145

Following some discussion, motion to reduce the assessment from \$5,996,100 to \$5,438,300 was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #209

Listed Owner: John Koren

Location: 977 Harbor Road

Map: 241 Lot: 19

Following some discussion, motion to reduce the assessment from \$601,000 to \$500,000 was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #210

Listed Owner: John Koren

Location: 450 Harbor Road

Map: 241 Lot: 239

Following some discussion, motion to reduce the assessment from \$3,353,100 to \$2,853,100 was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

Appeal #228

Listed Owner: HUELBERT BERNARD H & A METTE

Location: 318 Pine Creek Avenue

Map: 234 Lot: 245

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

Appeal #233

Listed Owner: Edward A. Bocchino and Thomas Speight

Location: 100 Stone Ridge Way No. 1F

Map: 173 Lot: 62

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

Appeal #234

Listed Owner: Diane S. Gardiner

Location: 6 Sandy Way

Map: 183 Lot: 114

Following some discussion, motion to approve the change by the Assessor and reduce the dwelling's external obsolescence by 5% was made by David Slepian, seconded by Deborah Blanchard and carried unanimously.

Appeal #247

Listed Owner: Patricia Dickinson and Richard Motasky

Location: 867 Riverside Drive

Map: 139 Lot: 261

Following some discussion, motion to reduce the assessment from \$475,100 to \$455,000 was made by David Slepian, seconded by Stephen Elworthy. The motion carried (Alexa Mullady was opposed).

Appeal #248

Listed Owner: Anne B James and John H Hill

Location: 181 Taintor Drive

Map: 241 Lot: 32

Following some discussion, motion to reduce the assessment from \$1,406,600 to \$1,193,000 was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #249

Listed Owner: Karen G. and Thomas E. Corell

Location: 94 Somerset Avenue

Map: 179 Lot: 314

Following some discussion, motion to reduce the assessment to the 2005 assessment of \$84,600 was made by Lee Grubman, seconded by Deborah Blanchard. The motion carried (Alexa Mullady was opposed).

Appeal #251

Listed Owner: Susan F. Davis and Ellen Hyde Phillips

Location: 85 Tahmore Court

Map: 73 Lot: 135

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by David Slepian and carried unanimously.

Appeal #273

Listed Owner: Mary Elizabeth Vargas

Location: 186 Kings Drive

Map: 243 Lot: 11

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

Appeal #274

Listed Owner: Elizabeth & Helen Matto

Location: 270 Oakwood Drive

Map: 77 Lot: 533

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

Appeal #342

Listed Owner: M & R Associates, LLC

Location: 186 Pansy Road

Map: 123 Lot: 80

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

Appeal #359

Listed Owner: Michael and Jane Nishball

Location: 67 Middlebrook Place

Map: 147 Lot: 208

Following some discussion, motion to reduce the assessment from \$618,600 to \$575,000 was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #361

Listed Owner: Maureen T. and Christopher R. Kiernan

Location: 40 Timber Lane

Map: 120 Lot: 71

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Deborah Blanchard and carried unanimously.

Appeal #362

Listed Owner: Michael C. Stahl

Location: 1710 Stratfield Road

Map: 26 Lot: 232

Following some discussion, motion to reduce the assessment to \$325,000 was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #367

Listed Owner: Mary Louise Halstead, Trustee

Location: 511 Winnepogo Drive

Map: 73 Lot: 179

Following some discussion, motion to deny the appeal was made by Alexa Mullady, seconded by Deborah Blanchard. The motion carried (David Slepian and Stephen Elworthy were opposed).

Appeal #370

Listed Owner: Linda L. Gale

Location: 521 Cascade Drive

Map: 72 Lot: 66 A

Following some discussion, motion to approve the change by the Assessor and reduce the C Factor to .55 was made by David Slepian, seconded by Lee Grubman. The motion carried (Alexa Mullady was opposed).

Appeal #371

Listed Owner: Rosemary Saum-Young

Location: 28 Lighthouse Point

Map: 184 Lot: 20

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Lee Grubman and carried unanimously.

Appeal #372

Listed Owner: Michelle and Scott Thompson

Location: 25 Hunter Road Map: 147 Lot: 281

Following some discussion, motion to approve the change by the Assessor and reduce the C Factor to .95 was made by David Slepian, seconded by Alexa Mullady and carried unanimously.

Appeal #373

Listed Owner: Sean and Amy Cowan

Location: 250 Algonquin Road Map: 33 Lot: 132

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Alexa Mullady and carried unanimously.

Appeal #390

Listed Owner: Jeffrey D. Dillabough

Location: 109 Matilda Place Map: 145 Lot: 77 D

Following some discussion, motion to reduce the assessment to \$975,000 was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

Appeal #395

Listed Owner: Winthrop E. Baum

Location: 500 Papurah Road Map: 70 Lot: 17

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #396

Listed Owner: Michael Janosco and Julie Parham

Location: 495 Papurah Road Map: 70 Lot: 18

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

Appeal #397

Listed Owner: Michelle and Eugene Parask

Location: 481 Papurah Road Map: 70 Lot: 19

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady. The motion carried (Steve Elworthy was opposed).

Appeal #398

Listed Owner: Janice A. Berardi

Location: 492 Papurah Road Map: 70 Lot: 16

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Deborah Blanchard. The motion carried (Stephen Elworthy and David Slepian were opposed).

Appeal #400

Listed Owner: Sandra and Christopher Kroll

Location: 75 Tahmore Court Map: 73 Lot: 134

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by David Slepian. The motion carried (Steve Elworthy was opposed).

Appeal #402

Listed Owner: Allison and Eugene McLaughlin

Location: 11 Deer Run Map: 145 Lot: 48 H

Following some discussion, motion to reduce the assessment from \$763,000 to \$605,000 was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #403

Listed Owner: Michelle and Joseph DeMartino

Location: 269 Carroll Road Map: 147 Lot: 73 M

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Lee Grubman. The motion carried (Stephen Elworthy and Alexa Mullady were opposed).

Appeal #406

Listed Owner: Elizabeth H. Jones

Location: 90 Shetland Road Map: 152 Lot: 1 N

Following some discussion, motion to reduce the assessment from \$1,098,000 to \$960,000 was made by David Slepian, seconded by Lee Grubman and carried unanimously.

Appeal #416

Listed Owner: Timur Nurullaev

Location: 828 Mill Plain Road Map: 179 Lot: 71

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Deborah Blanchard and carried unanimously.

Appeal #422

Listed Owner: Virginia Ann Downing

Location: 717 Bronson Road Map: 229 Lot: 199

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by Alexa Mullady and carried unanimously.

Appeal #433

Listed Owner: James P. and Patricia Quinn

Location: 326 Penfield Road Map: 139 Lot: 197

Following some discussion, motion to approve the change by the Assessor and reduce the C Factor to .80 was made by David Slepian, seconded by Lee Grubman. The motion carried (Steve Elworthy was opposed).

Appeal #436

Listed Owner: Melissa and Christopher Gough

Location: 251 Fair Oak Drive Map: 221 Lot: 43

Following some discussion, motion to reduce the assessment from \$1,181,200 to \$1,090,000 was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #442

Listed Owner: David and Erica Matthews

Location: 285 Hoydens Hill Road Map: 70 Lot: 53

Following some discussion, motion to reduce the assessment to \$500,000 was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

Appeal #443

Listed Owner: Alice Flanagan

Location: 77 Ruane Street Map: 180 Lot: 71

Following some discussion, motion to reduce the assessment to \$700,000 was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

Appeal #524

Listed Owner: Paul Podryski and Deborah Rhodes

Location: 400 Hill Brook Lane Map: 148 Lot: 65

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #551

Listed Owner: Karen Breitbart and John J. Varga

Location: 908 Burr Street

Map: 150 Lot: 15

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by David Slepian and carried unanimously.

Appeal #553

Listed Owner: John and Ellen Heller

Location: 175 Old Dam Road

Map: 234 Lot: 209

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Stephen Elworthy and carried unanimously.

Appeal #554

Listed Owner: Barbara Danielson

Location: 241 Old Dam Road

Map: 234 Lot: 215

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #555

Listed Owner: John Onofrio

Location: 87 Forest Avenue

Map: 183 Lot: 166 / 87

Following some discussion, motion to reduce the assessment to \$445,000 was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Appeal #576

Listed Owner: Fairfield Beach Farm, LLC

Location: 1450 Fairfield Beach Road

Map: 234 Lot: 99

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Lee Grubman and carried unanimously.

Appeal #586

Listed Owner: Gregory O. Sargent

Location: 1440 Fairfield Beach Road

Map: 234 Lot: 97

Following some discussion, motion to approve the change by the Assessor and reduce the I Factor to 1.00, and the unit price to \$75,000 was made by Alexa Mullady, seconded by Stephen Elworthy and carried unanimously.

Appeal #591

Listed Owner: Valerie A. McGuire

Location: 69 Pine Creek Avenue

Map: 238 Lot: 46

Following some discussion, motion to reduce the assessment to \$100,000 was made by David Slepian, seconded by Lee Grubman and carried unanimously.

Appeal #599

Listed Owner: Valerie A. McGuire

Location: 69 Pine Creek Avenue

Map: 238 Lot: 46

Following some discussion, motion to deny the appeal was made by David Slepian, seconded by Deborah Blanchard. The motion carried (Lee Grubman abstained).

Having no further business, motion was made to adjourn by Lee Grubman and seconded by Stephen Elworthy at 9:03 p.m. and carried unanimously.

Respectfully submitted,

Deborah Blanchard
Secretary
Board of Assessment Appeals

Colleen Roche
Recording Secretary