

DRAFT ~ SUBJECT TO CHANGE

Minutes for April 17, 2019, Special Meeting, Board of Assessment Appeals

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

Kelly Hemmeler, Chairman, present at 4:05 p.m.

Each party was duly sworn regarding each and every appeal.

Appeals 30 – 37, Michael Morafito, Agent, Enfield Mall Property

Appealing 8 parcels that make up the Enfield Mall. The property was recently purchased for \$10,800,000 and the Town's value is \$42.8 million. Document submitted to Board.

For full disclosure 6 of the 8 parcels are pending in a lawsuit brought by the previous owner in Superior Court.

Kelly Hemmeler asked if he had any comps.

He stated it was an auction. He said if it was worth more than the 10.8 million someone would have bid more.

The 10.8 million is allocated over the 8 parcels as the fair market value.

Appeal 28, 5 Rockland Dr., No Show

The following decisions were made:

Appeal 12, 13, and 14, 130 Elm St and Elm St, Donna Dubanoski made a motion to deny the appeals. The date of sale and the date of the reval is a 2 years difference for the document presented. Lori Longhi seconded the motion. The motion carried to deny the appeals with a 3-0-0 vote.

Appeal 3, 1262 Enfield St., Lori Longhi made a motion to reduce the assessment by 46,770 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 23, 114 North St., Donna Dubanoski made a motion of no action taken. Lori Longhi seconded the motion. The motion carried of no action with a 3-0-0- vote.

Appeal 24, Business Personal Property, Donna Dubanoski made a motion to reduce the assessment by 80 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 17, Business Personal Property, Donna Dubanoski made a motion to reduce the assessment by 630 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 10, Business Personal Property, Ryan Cuscovitch, Donna Dubanoski made a motion to reduce the assessment by 8040 for good cause shown. Lori Longhi seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 1, Robert Tkacz, MV, Lori Longhi made a motion to reduce the assessment by 4,500 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 30 – 37, Enfield Square Mall, Donna Dubanoski made a motion 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 appeals with a 3-0-0 vote.

Appeal 28, 5 Rockland Dr., Donna Dubanoski made a motion of no action taken. Lori Longhi seconded the motion. The motion carried for no action with a 3-0-0 vote.

Appeal 29, Bacon Rd., Brian Mulready, Agent

Documents presented to Board. The current use is farm land but not in PA490 status. Did not apply because of the 10-year penalty. Maps were filed to change the lot line and this parcel was several hundred thousand up to 4,000,000 and the other parcel went from 5,000,000 to 4,000,000.

Some limited frontage but does not have the dimension of the frontage. Property card submitted to Board. Feels it's a judgement error. The increase in value is not consistent with other properties.

Feels fair market value for industrial should be 3.6 million or 10% for prime would be 18 acres at 100,000 and the rest would be residual.

Lori Longhi asked if there is a lease for the farm and he stated yes.

He stated there does not appear to be adjustments for easements

Would like it to be consistent with other properties.

Appeal 19, Amber Freemantle, Business Personal Property

Rents space at Enfield Massage Therapy. She forgot to fill out the declaration. Would also like the penalty waived. Kelly Hemmeler asked to bring in a filled-out declaration by tomorrow morning to the Assessor's Office.

Appeal 39, David Marryat and Nancy Marryat, Business Personal Property

In the process of dissolving his business that never took off. Has a full-time job working for builders. 2013 he paid for the license and kept the license but now dissolved.

Appeal 20, 21, and 22, Michael St. Germain and Maggie Sheehan

Was audited and appealing all three years. Started his business in 2008. Has had a shortage of help and turn over of bookkeepers. He would like to know if there's any way to have the manufacturing exemption reinstated. All his equipment is exempt. It's a huge penalty to pay for the loss of the exemption. He has 40 employees and feels this is an unfair burden. The 2018 GL was filed on time. And the 2017 was not filed.

The following decisions were made:

Appeal 38, Business Personal Property, Donna Dubanoski made a motion of no action taken. Lori Longhi seconded the motion. The motion carried for no action with a 3-0-0 vote

Appeal 29, Bacon Rd., Lori Longhi made a motion to reduce the assessment by 1,653,520 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Appeal 39, Business Personal Property, Lori Longhi made a motion to reduce the assessment by 1,250 for good cause shown. Donna Dubanoski seconded the motion. The motion carried to grant the appeal with a 3-0-0 vote.

Donna Dubanoski made a motion to adjourn the meeting at 6:40. Lori Longhi seconded the motion. The motion carried to adjourn with a 3-0-0 vote.