

## MINUTES

**Members in Attendance:** Chairman Andrew Cournoyer, Jeffrey Brainard, Christos Stravoravdis

**Members Absent:** None

**Others Present:** Denise Turner, BOS Liaison

1. **Call to order:** Chairman Cournoyer called the meeting to order at 9:10 a.m.
2. **Approve minutes from the last meeting:** A. Cournoyer motioned to approve minutes from the March 10, 2020 meeting, seconded by C. Stravoravdis. Vote was unanimous. **MOTION CARRIED**
3. **Citizen's comments:** There were no citizens present for comment.
4. **Deliberations and possible decisions for appeal hearings held on March 10, 2020:** Hearings were for taxpayers that filed a written appeal petition with the Board by February 20, 2020, which were approved. Such appeals pertain to the October 1, 2019 Real Estate and Personal Property Grand Lists, and the October 1, 2018 Supplemental Motor Vehicle Grand List only.

The following discussions were held and decisions made on March 14, 2020:

Sean F. Smith  
157 West Road  
2018 MV 0007693  
PP Assessment: 11,710

**Discussion:** J. Brainard looked into cost of trailer owned by Sean F. Smith. Information provided on new trailer cost seems to be on par with what is available online. Believe it is appropriate to meet somewhere in the middle of assessed value at 11,710 and the appraisal value at 6,500.

**Motion:** Mr. Smith to receive CHANGE IN ASSESSMENT from 11,710 to 8,500. Motion made by J. Brainard, seconded by A. Cournoyer. Vote was unanimous. **MOTION CARRIED.**

Michelle Garcia & Nicholas Diodato  
19 Oak Leaf Drive  
Map/Lot: 06-04 14A-002

**Discussion:** This property is one of the higher assessments on the street. Home is similar in size to comparable properties provided, but the garage is bigger than the house.

**Motion:** Ms. Garcia and Mr. Diodato to receive NO CHANGE IN ASSESSMENT. Assessment to remain at 201,200. Motion made by J. Brainard, seconded by C. Stravoravdis. Vote was unanimous. **MOTION CARRIED.**

Dorothy Brett Dimberg  
6 River Road  
Map/Lot: 06-12 31A-000  
RE: 24,300

**Discussion:** Zoning office provided letter to assessor's office on property at 124 Westchester Road being a buildable lot. Property provided as comparable sales might not necessarily be buildable lots. Ms. Dimberg had stated that the lot will be combined with 126 Westchester Road, which means value will drop in half once combined. Because appraisal is from June 2019, hard to tell accurate value for the current year.

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COLCHESTER, CT  
2020 MAR 16 AM 10:54  
ALEX FURMAN  
TOWN CLERK

Thomas Ritchie  
15 North Court  
Map/Lot: 05-06 201-087  
RE Assessment: 264,200

**Motion:** Ms. Dimberg to receive NO CHANGE IN ASSESSMENT. Assessment to remain at 24,300. Motion made by J. Brainard, seconded by C. Stravoravdis. Vote was unanimous. **MOTION CARRIED.**

**Discussion:** Board reviewed notices sent to Mr. Ritchie by the assessor's office, noting the pro-rated assessment in 2018. Once completed, the next bill in 2019 would increase as the home was complete.

**Motion:** Mr. Ritchie to receive NO CHANGE IN ASSESSMENT. Assessment to remain at 264,200. Motion made by A. Cournoyer, seconded by J. Brainard. Vote was unanimous. **MOTION CARRIED.**

Dorothy & Jeffrey Brooks  
34 Rudden Lane  
UID: 20150140  
PP: 35,870

**Discussion:** J. Brainard talked with assessor's office about audit performed with Mr. and Mrs. Brook's attorney to evaluate vehicles. Declaration shows around 1,500 for junk vehicles, which is a large difference from the assessor's office. No documentation of purchase of vehicles provided. At a minimum, group would like to talk with assessor's office more and would like to request information from the scrap yard or bill of sale to show purchased for value. The Board tabled discussion until more information can be obtained.

5. **Motion to adjourn:** J. Brainard motioned to adjourn. A. Cournoyer seconded. Vote was unanimous. Chairman Cournoyer adjourned the meeting at 10:10 a.m.

Submitted by,



Delaney LePage, BAA Secretary