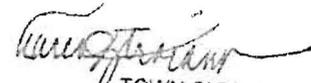


Board of Assessment Appeals
Warren Memorial Town Hall
1 Main Street, Stafford, CT 06076
Minutes March 17, 2016

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TOWN CLERK

Meeting called to order at 7:01 PM

Present: Erin Kirchoffer, Jennifer Davis, Dock Sellers

New Business -

1. Blake Hatch presented at meeting and ask to be re-consider to have hearing. Erin made the motion to add Mr. Hatch back to the agenda for consideration to hear his appeal. Jennifer seconded it. Vote 2 in favor (Jen and Erin)and 1 opposed (Dock) Motion passed. Mr. Hatch will be placed on an agenda for consideration of another hearing.
- **Hearing #21** , Mark Carter 52 Leonard Rd., Stafford
0 West Stafford Rd. 47/37, 47/62, /45/72

Current Net Assessments:

47/37 - \$6,720
47/6.2 - \$7,000
46/72 - \$3,780

Discussion: Met with Reval company and had appraisal values reduced however continues to be higher than the last BAA adjustment. Land values in town are questionable given that no land is selling. Wetlands increased, need to look into with the Assessor's Office.

Decision: Erin made motion to check with Assessor's Office regarding the Wetlands before making formal decision. Dock seconded motion. All in favor 3-0, motion passed.

- **Hearing # 22 Ralph Botnick** (Teleconference)
Acreage/Land - Stafford Street, Collette Rd., Goodell Rd.

Current Net Values: \$133,400, 166,600 & 226,100

Discussion: Per acre land in PA 490 was increased by the state and if the state sets that figure, the towns have no ability to change that.

Decision: Decision pending once Assessor's Office confirms that reason for increase was due to PA 490 value increased from state. 3-0 in favor, motion passes

- **Hearing #23 Bazan** (teleconference)
113 New City Rd., Stafford, CT 06076

Current Net Assessment: \$61,040

Discussion: 213% increased in assessment . Vision added wetlands to 4.5 acres to card. An increased of \$1,300.00 with no explanation other than wetlands being seperated out on the card. Prior assessmment was \$8,630 - new assessment \$61,040. BAA had reduced assessment in 2012. Attempted to sell property this year, and while people showed interest, when buyers learnd that the buyer would need to deal with inland/wetlands people backed out. 10.4 acres. .4 is considered wet. Prior to doing anything, inland/wetlands needs to be involved - Consulted with Barry Locke, Chair of commission. Need to hire civil engineer to build a bridge to go over wetlands, same length of entire Staffordville Dam. Engineer then has to go to State of CT for approval at which time the owner could then speak with Inland/wetlands, but not before than. The building and zoning told him that with the remaining land he can only build 2 buliding lots due to limited acreage. Held property for 45 years and feels that until the a bridge is present, the land should not be assessed as building lots as he cannot build.

Decision: Jennifer made motion to re-state adjustment under land line evaluation section of Assessor's Card. Dock seconded motioon. All in favor 3-0 motion passed.

Jennifer made motion to adjourn at 7:57 PM. Dock seconded and vote 3-0 motion passed.

Respectfully Submitted,


Jennifer J. Davis, Secretary BAA