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Board of Assessment Appeals  
Warren Memorial Town Hall  
1 Main Street, Stafford, CT 06076  
Minutes March 24, 2016

  
TOWN CLERK

**Call to Order 7:00 PM**

**Present: Dock Sellers, Jennifer Davis, Erin Kirchhoffer**

**Old Business:**

- Erin made motion to move **New Business** on the agenda to be heard before hearings. Jennifer seconded motion. All in favor 3-0.
- Jennifer made motion to reconsider hearing application of Blake Hatch. Erin seconded motion, All in favor 3-0. Motion passes

**New Business:** Erin made motion to accept minutes from 3-17-16 and 3-18-16. Jennifer seconded motion. Motion passed 3-0

- **Hearing # 40**  
John Coffey 100A East Street, Stafford, CT 06076

Net Assessment: \$129,920

**Discussion:** Town put easment in for 15 feet which applicant can't use. He claims back end of wall is on his property with a chicken coop, and he can't use it. Festi is across the street, and water is now being tested due to what happened after Festi - applicant does not know why water was being tested. Old lady across street who is now deceased told him they used the property as a dump. Applicant owned half of 2 family, and now owns entire home. Lived there for 16 years. Poorly built pre-fab home, cost lots of money to fix. Abandoned homes on the street that should not increase his property value. 89 East Street, foreclosed on and sits empty. 60 East Street has 24000 square feet for sale. Met with Vision and they asked questions and they diid not change the assessment. The neighbor does not mow their property and it needs to be painted. Across the street, it is a drug haven.

Decision:

- **Hearing # 41**  
Nick Hine, 25 Crooked S Rd., Stafford, CT 06076

299 East Street - \$80,850 (was \$86,450)

Discussion: Applications received (5 properties) but lost. 1. Package store on East Street. Had hearing with Vision re: studio apartment upstairs needing upgrade, and liquor store (non conforming use) and if someone was to buy, they would need to redo as it is set up as liquor store. It would need to be renovated to a home as this is a residential zone. Vision made a reduction of about 6,000. Applicant felt that the property should not have increased from last re-val. No comparables in town. Reviewed old card and assessment is lower than last reval.

- **Hearing # 42**

Nick Hine, 25 Crooked S Rd., Stafford, CT 06076

303 East Street - Vision hearing led to change (105,840) to 95, 270.00.

**Discussion:** Full value is 136,100. Applicant had appraisal done 2015 (offered copy at hearing). Current Grade is C - kitchen is beat up (rental house), vinyl floor, no upgrades at all. Single pane windows, no hardwood floors, no granite. Water in basement with sum pump.

**Decision:** pending

- **Hearing # 43**

Nick Hine, 25 Crooked S Rd., Stafford, CT 06076

Current Net Assessment: \$13,230

**Discussion:** Crumbling Foundation. Soucy gave written estimate (gave to Vision) to Vision. Vision made change due to concrete issue. Vision reduced the home, after asking applicant what he thought the home was worth. He reported the lot value, minus 10,000 dollars to raise the home. Noticed this 10 years ago, which gets worse (wet property with clay that holds the moisture, makes this process happen much faster). Vision reduced home to \$13,230. Estimate for replacement of foundation was \$88,000.00 Yard needs to be torn up, nothing included in electrical. Concrete is expanding, cracks half inch wide. Have to get rid of concrete walls and footings. Did not register problem with state. Applicant is in construction field and understands the seriousness of the problem. Believes he has 5 years before his foundation fails and he will need to leave his home. Home built in 1984 (start appears to be in the earlier 80s to current time).

**Decision:** Applicant believes appraisal is fair after further discussion. No action needed

- **Hearing #44**

Nick Hine, 25 Crooked S Rd., Stafford, CT 06076

113 Cooper Lane, Stafford, CT 06076

Current Net Assessment: \$160,580.

**Discussion:** Had hearing with Vision, as Vision assessment based on exterior when interior is like an old chicken coop. Use for storage. Two buildings, both redone on exterior. Vision lowered from \$160,580 reduced \$121, 160. Grade E

**Decision:** pending

- **Hearing # 45**  
Nick Hine, 25 Crooked S Rd., Stafford, CT 06076

110 Cooper Lane, Stafford, CT

Current Net Assessment: \$124, 880

**Discussion:** Vision reduced to 119, 140.00 Vision heard that outbuildings were falling down. In 2011 re-val BAA moved two outbuildings to No Value. Asked about remodeling, applicant told Vision no improvement were made. Home needs upgrades. Card has error noting C+ to C+ change by BAA in last hearing. Will need to determine if C- (minutes on file) was the decision.

**Correspondence:**

- Erin distributed Memo from First Selectman re:Concrete issues. All members were given copy.
- Erin distributed letter from Dennis Milanovich, Town Engineer/Building Official to Sandra Miller. All members were given a copy of each

**Motion to adjourn:** Erin made motion at 8:35 PM, Jennifer second motion. All in favor 3-0.

Respectfully Submitted,

 3/25/16  
Jennifer J. Davis, Secretary BAA