



## Minutes of the April 6, 2023 Regular Meeting of the Board of Assessment Appeals

Members Present: Mark Simpson, Rich Higley, Ron White. Frank Gerratana arrived at 5:03.

Staff Present: David Gardner, Assessor and Marcy Miller, Assistant Assessor  
Appellants

Beginning at 5:00 PM, the board met in the Town Council Chamber. The motions are recorded with their corresponding appeal and not necessarily in chronological order, as the appeals are.

Before proceeding to the scheduled appeals, the board approved R Higley's motion R. White's second, to add the appeal of 6 Fernhurst to the agenda at 7:10 PM. Passed 4-0.

- 1) The board heard from Jay and Elise DeFrank on their property at 2 Gleneagles Drive. R. Higley made and F. Gerratana a motion to remove 300 square feet to correct the living (sketch revised) and to apply -5% adjustment to the house lot value. The resulting value is \$862,200. Passed 4-0.
- 2) The board heard from Salvatore Giarratana on his property at 30 Wakefield Lane. R. White made and F. Gerratana seconded a motion to deny the appeal. Passed 4-0.
- 3) The board heard from Enrique Rodriguez on his property at 97 Lido Rd. (Basement is finished except for 10 x10 utility area, and stairs are part of the first floor.) R. Higley made and M. Simpson seconded a motion to change the grade from a B- to a C+ and to correct the finished basement area to 600 square feet. The resulting value is \$424,600. Passed 4-0.
- 4) The board heard from Timothy Brophy on his property at 107 Main St. The original part of the house was built in 1660 and has a low basement height. R. White made and F. Gerratana seconded a motion to apply 3% functional depreciation to the value of house structure. Discussion followed, F. Gerratana withdrew his second, R. White made and R. Higley seconded motion to apply 6% functional depreciation, resulting in a total property value of \$776,900. Passed 4-0.
- 5) The board heard from Wanda and Christopher Dierkens on their property at 17 Centerbrook Drive. F. Gerratana made and M. Simpson seconded a motion to deny the appeal.
- 6) The board heard from Michael Smith on his property at 154 Waterville Rd. R. Higley made and F. Gerratana seconded a motion to change the adjustment for topography on the lot value from -10% to -30%. The resulting total property value is \$530,400. Passed 4-0.
- 7) Kathleen Peterson presented the appeal on her property at 30 Maple Av. M. Simpson made and R. Higley seconded a motion to reduce the story height from 2 to 1½ and the value to \$188,500. Passed 4-0.





- 8) The board heard from Jodi Narkiewicz and Randal Van Voorhies on their property at 10 St Andrews Dr. R. Higley made and F. Gerratana seconded a motion to change the construction type to wood frame/masonry veneer and the house style from colonial to contemporary. The resulting value is \$823,600. Passed 4-0.
- 9) The board heard from Ernest Shaw on his property at 30 Old Mountain Rd. M. Simpson made and F. Gerratana seconded a motion to delete the "open porch" assessment. The resulting value is \$247,300. Passed 4-0.
- 10) The board heard from Stavros Christofi and Maria Pegkou on their property at 31 Briar Hill. M. Simpson and F. Gerratana seconded a motion to deny the appeal. Passed 4-0.
- 11) The board heard from Jeffrey and Stacie Amanna on their property at 667 Plainville Av. R. Higley made and R. White seconded a motion to correct the bathroom count to three full and no half baths, add a sump pump and basement dampness to the building characteristics and change the condition from very good to good. The resulting value is \$519,500. Passed 4-0.
- 12) The board heard from Jean Crawford on her property at 6 Fernhurst. F. Gerratana made and R. White seconded a motion to deny the appeal. Passed 4-0.

The board approved R. White's motion, F. Gerratana second to approve the minutes of the April 1, 2023 meeting as presented. Passed 3-0-1, (M. Simpson abstaining).

Item IV on the agenda could not be taken up.

The board completed its deliberations and took action as noted above. The board adjourned at approximately 9:20 PM.

Respectfully submitted,

David Gardner, Assessor  
As clerk for the board

April 7, 2023, (Good Friday) 3:11 PM Revised 3:52, 4:09 PM  
April 11, Revised Motion to add to the agenda. 2:24 p.m. MM  
April 11 Revised second to #3 2:26 p.m. MM  
April 11 Revised second to #4 2:30 p.m. MM  
Approved 4/13/2023.

