

Board of Assessment Appeals

Draft Minutes

Special Meeting and Assessment Hearing

Wednesday March 16, 2016

Canton Town Hall, Collinsville CT

Call to Order: Chairman David Sinish called the meeting to order at 6:03 pm.

In attendance, members Margo Espinosa, Joe Pelehach and David Sinish

Mr. Sinish explained that this meeting was called in order to reaffirm the actions taken at the publically unnoticed March 9, 2016 meeting, as well as allow the appeal of 27 Bart Drive. The property owners of 27 Bart Drive, although provided notice of the March 9, 2016 hearing did not attend their March 9, 2016 hearing date.

Appeal #1

72 Bart Drive, Canton, CT 06019

Property owners Heather O' Meara was in attendance and Peter O'Meara attended via speaker telephone. The complainants testified under oath. The appeal was undertaken because the O'Meara's review of neighboring property assessment documentation appeared to be incongruous with their property assessment. The properties identified were 3 Cobb, 67 Bart Drive, 71 Bart Drive and 31 Bart Drive. Copies of Canton Assessment records were provided to the Board. No analysis was provided by the complainants to substantiate that an adjustment be made. , nor was a dollar adjustment discussed. Heather O'Meara examined the Canton Town Card and confirmed that all entries were correct. The Board Members asked questions of the coplainants and discussed questions that the complainants brought to the Board. Mr. Sinish informed the complainants that they would be notified of the Board's decision by mail within 10 days.

Appeal #2 heard on March 9, 2016

25 Windmill Lane, Canton, CT 06019

Lawrence R. Baldino (property owner) appeared with his counsel, Attorney David Markowitz. The issue was about the effect of the claimed close time proximity between the property purchase of September 2, 2015 and the assessment date of October 1, 2015. Mr. Sinish asked Mr. Baldino to examine the Canton Town Card to confirm that all entries were correct. Mr. Baldino agreed that they were correct. The Board Members asked questions of the complainant and discussed questions that the complainant had for the Board. Mr. Sinish informed the complainant that they would be notified of the Board's decision by mail within 10 days.

Appeal #3 heard on March 9, 2016

40 Pheasant Hill, Canton, CT 06019

Stephen and Lucy Melniczek are the property owners. Stephen appeared before the Board. Mr. Melniczek presented a formal appraisal that had been prepared on his behalf and used in the purchase of his property on June 15, 2015, as evidence that his tax assessment was too high. Discussion centered on the differences between an Appraisal prepared by a licensed appraiser and the Assessment used for tax purposes prepared by a licensed municipal Assessor. Mr. Sinish asked Mr. Melniczek to examine the Canton Town Card to confirm that all entries were correct. Mr. Melniczek agreed that they were correct. The Board Members asked questions of the complainant and discussed questions that the complainant had for the Board. Mr. Melniczek stated that he had gone through the appeal process previously, but did not elaborate any further. Mr. Sinish informed the complainant that he would be notified of the Board's decision by mail within 10 days.

Deliberations:

The Board reviewed Appeal #1 in detail. Assessor Harry derAsadourian joined the meeting, after the hearing, to answer questions that arose during the deliberations.

Actions:

Appeal #1: Mrs. Espinosa moved that, in the assessment appeal of **72 Bart Drive, Canton CT** , based on a review of the material and the information provided, the assessment appears to be fair and equitable and that no action need to be taken.

Vote: Sinish - Yes, Pelehach – Yes, Espinosa – Yes

The motion carried 3-0-0

Appeal #2: Mr. Pelehach moved, in the assessment appeal of **25 Windmill Lane, Canton CT** to reaffirm the vote taken at the March 9, 2016 meeting; the assessment appears to be fair and equitable and that no action need to be taken.

Vote: Sinish - Yes, Pelehach – Yes, Espinosa – Yes

The motion carried 3-0-0

Appeal #3: Mrs. Espinosa moved, in the assessment appeal of **40 Pheasant Hill Road, Canton CT**, to reaffirm the vote taken at the March 9, 2016 meeting; the assessment appears to be fair and equitable and that no action need to be taken.

Vote: Sinish - Yes, Pelehach – Yes, Espinosa – Yes

The motion carried 3-0-0

The meeting was adjourned at 8:35 PM

Respectfully submitted,

David Sinish, Chairman