

**BOARD OF ASSESSORS' MINUTES  
COMMUNITY ROOM – POLICE STATION**

**WEDNESDAY, MARCH 5, 2008**

**Assessors Present:** Chairman Jonathan L. Fein, Dennis Kennedy  
**Also Present:** Assistant Assessor Robert P. Leclair, Secretary Carolyn R. Reed  
**Absent:** Kevin Lonergan

Chairman Fein called the meeting to order at about 11:05 a.m.

**Public Comment**

Mr. Nowak of 69 Hazardville Road spoke with the board regarding his current application for abatement. He disagrees with the percentage complete for his building permit issued on 5/26/04. He states that he is still working on the addition and that it is not 100% complete as noted on his property record card. He also says that he does not have 7 bedrooms. The Board advised Mr. Nowak that in order to confirm this information, he needs to make an appointment for a property inspection with the Assistant Assessor. Mr. Nowak initially stated that he did not want a property inspection when called the week of February 25, 2008 to schedule an appointment. Mr. Nowak agreed to set up an appointment on Tuesday, March 11, 2008 at 9:00 am and allow Mr. Leclair to inspect the property. The board stressed the importance of keeping this meeting to Mr. Nowak and allowing Mr. Leclair to inspect the property.

**Acceptance of Minutes**

Minutes of the February 6, 2008 meeting were accepted with changes.

**Old Business**

- Bob and Kevin attended the certification preparation meeting on February 27, 2008 sponsored by BLA. This was an informational meeting regarding the upcoming revaluation in FY2009.
- There was one RFP submission from Vision Appraisal for the revaluation work for FY2009. The board reviewed the package of information received from Vision which included an outline of the work to be completed as well as pricing.
- The BOA will continue to review and discuss FY2008 abatement applications later in the meeting after voting to go into executive session.

**Misc./New Business**

- The Collector asked the board to abate an uncollectible tax bill for Connecticut Avenue Rear from FY2007 & FY 2008. There is no provision to collect the tax from the current owner as he is deceased and property ownership has recently been conveyed to the Veteran's Association which is an exempt organization. A vote was taken to abate the tax as uncollectible; Fein-yes; Kennedy-yes.
- A sales report for calendar year 2006 was sent via email to the DOR on February 29, 2008. The sales report submission summary form requires signatures from the board members. Board members Fein and Kennedy signed the report and Bob will mail as required. The DOR has requested that information be sent via DOR gateway access in

the future. Bob has contacted the IT Department to set up accounts for those departments that will utilize this access.

- Bob informed Board members Fein and Kennedy that Board member Lonergan has accepted a position as a Deputy Assessor in Ellington, CT and as a result, his available time for BOA meetings will be somewhat limited. Board member Fein prefers the meetings to be scheduled in the morning. The next meeting will be scheduled in the morning and the board will try to coordinate all schedules for subsequent meetings.
- Bob contacted Karen Michelman to request a senior volunteer to assist with filing and printing property record cards for the file drawers. Karen has someone that recently applied that she feels will be able to help out in the Assessors' Office.

### **Executive Session**

At about 11:45 a.m. the Assessors voted to go into executive session (Fein – yes, Kennedy – yes) to discuss property abatements and to return to public session to announce the results.

### **Property Abatements**

- A request was received from Attorney Paul Doherty to reconsider the denial for abatement on 20 Brittany Road. Mr. Doherty met with Bob on February 27, 2008 to discuss the case and asked that the board reconsider the denial. The house is not currently on the market and is being rented for market value (approximately \$ 3,000 per month). The board does not feel there is any new information that would change their original decision. Bob will contact Attorney Doherty to let him know that the board is standing by their original decision.
- Board members held a discussion regarding the condos. The increase in the condos for FY2008 was compounded due to the increased tax rate and in some cases due to the amount abated for FY2007. The prior two years sales figures seem to support the 3.7% increase in the condo assessments. The board decided that they would like to review additional data relative to the “type” of condo and comparative sales for the various styles. Bob will categorize the information for all of the condos based on the type and will include the sales information within each category. The board will review the condos again at the next meeting.
- The board reviewed 11 applications with the following results:
  - 11 Approved:
    - 61 Brooks Road
    - 84 Burbank Road
    - 23 Coventry Lane
    - 281 Deepwoods Drive
    - 376 Frank Smith Road
    - 270 Hopkins Place
    - 476 Longmeadow Street
    - 797 Longmeadow Street
    - 126 Morningside Drive
    - 46 Village Drive
    - 207 Wimbledon Drive
  - 0 Denied

**Adjournment**

- The meeting was adjourned at approximately 12:50 p.m.

**Next Meeting**

- The next meeting is scheduled for ~~Tuesday, March 18, 2008~~ Wednesday, March 19, 2008.

Respectfully Submitted,

A handwritten signature in black ink that reads "Robert P. Leclair". The signature is written in a cursive style with a large, prominent initial "R".

Robert P. Leclair, CMA, RMA, MAA  
Assistant Assessor