

Wallingford Board of Civil Authority
Minutes
August 10, 2016

Present: Board members for Justice of the Peace were Chair Wendy Savery, Sue Thayer, Sandy Eddy, Judy Edmunds, Lynn Edmunds, and Tom Truex; Selectboard Nelson Tift and Rose Regula, and Town Clerk & Treasurer Julie Sharon

Others in attendance: Listers Jane Quigley and Russell Lattuca, and Town Assessor Lisa Wright Garcia

W. Savery called the Board of Civil Authority tax assessment hearings to order at 11:05 a.m.

The minutes of July 14, 2016 were approved on a motion made by R. Regula, and seconded by T Truex. Motion carried (9-0).

There were no changes or additions made to the agenda.

Frank Brevoort et al – 1870 Mitchell Road (0531850) Hearing continued.

Appellant Frank Chapman offered additional testimony over the telephone, by reading his letter dated June 28, 2016. He highlighted three points contained in the “Findings of Fact, Conclusions of Law, and Order” dated January 5, 2016 in the Superior Court Case of F. Chapman et al v. Town of Wallingford Docket No. 506-9-15 Rdcv regarding property at 1670 Mitchell Road as follows: 1) The intersection of Mitchell Road and Homer Stone Road is a very sharp backward angle that would require a vehicle to make a three-point turn; 2)access is severely limited...; and 3) While Appellants have legal road frontage and access, common sense shows that the restrictions preclude highest and best use as a building site. The telephone conversation ended and the hearing was closed.

The Inspection Committee consisting of Wendy Savery, Judy Edmunds, and Sandy Eddy visited the Brevoort property (681-216-10134) on July 30, 2016 and would like to recommend no change to the assessment as there was visible evidence of vehicular access to the property. Motion was made by L. Edmunds, and seconded by R. Regula to accept the report and recommendation of the Inspection Committee and leave the assessment as stated. Motion passed unanimously 9-0.

The Inspection Committee consisting of Rose Regula, Tom Truex, and Lynn Edmunds visited the Perry property (681-216-10679) on July 18, 2016 and would like to recommend changing the assessment to \$380,000 based on the condition of the property. Motion was made by J. Edmunds, and seconded by S. Thayer to accept the recommendation of the Assessor to change the assessment to \$380,000 and the report of the Inspection Committee. Motion passed unanimously 8-0. J. Sharon recused herself.

The Inspection Committee consisting of Wendy Savery, Rose Regula, and Judy Edmunds visited the Eves property (681-216-10350) on August 3, 2016 and would like to

recommend changing the assessment to \$350,000 based on the inspection. Assessor Lisa Garcia explained the adjustments that were made to the property now that inspection was granted, all which brought the value down to \$333,400. After further discussion, a motion was made by R. Regula, and seconded by L. Edmunds to accept the recommendation of the Assessor to change the assessment to \$333,400 and the report of the Inspection Committee. Motion passed unanimously 9-0.

The Inspection Committee consisting of Sandy Eddy, Sue Thayer, and Lynn Edmunds visited the Gizzi property (681-216-10428) on July 28, 2016 and would like to recommend changing the assessment of parcel 3-#0062708 to \$65,000 based on the condition of the dwelling 3 foundation. However, Assessor Lisa Garcia also recommended that the water value of \$3,000 for the (removed) mobile home site be adjusted as well. After further discussion, a motion was made by T. Truex, and seconded by S. Eddy to accept the report and recommendation of the Inspection Committee, along with the second adjustment for \$3,000, which would change the assessment to \$517,000. Motion passed unanimously 9-0.

The Inspection Committee consisting of Tom Truex, Rose Regula, and Sue Thayer visited the Conroy property (681-216-11356) on July 29, 2016 and would like to recommend changing the assessment to \$696,100 based on lack of evidence of an approved wastewater permit for the 88 acre lot. A motion was made by R. Regula, and seconded by J. Edmunds to accept the report and recommendation of the Inspection Committee to change the assessment to \$696,100. Motion passed unanimously 9-0.

There being no further business at hand, Chair Savery adjourned the meeting at 12:10 p.m.

Julie M. Sharon, Town Clerk