



Board of Assessment Appeals Town of Burlington

Minutes of the Regular Meeting Thursday, March 21, 2019

The meeting was called to order by chairman James Millerick at 5:43 p.m.
Also present: Board members Andrew Ugalde and Roy Merritt.

The following hearings took place.

5:45 PM - NJA Associates regarding 292 Spielman Highway.

Attended by Nick Adamidis who presented his appeal based on uniformity of value.

6:00 PM – Reginal Finno, 64 Warren Glen – Did not appear.

6:15 PM – Mark Klepacki, 11 Wyndham Lane

Presented his appeal ... property purchased for \$443,000 (\$310,100 assessed value) August 2018.

6:30 PM – Kenneth & Cheryl Byrne, 2 Rowe St. & 4 Rowe Court

Presented their appeal based on comparison of surrounding property taxes.

7:00 PM – Merritt & Holby, Various lots on Johnnycake Mountain.

Dwight Harris, Jr. presented his appeal for Merritt & Holby as their agent.

7:30 PM – Krystyna & Zbigniew Gal, 52 Mountain Spring

Krystyna Gal presented their appeal based on increase in assessment due to revaluation.

7:45 PM – Elaine Haworth, 98 Vineyard

Ms. Haworth presented appeal referencing zoning issues affecting value of property.

8:00 PM – Daniel Krawiecki, 14 Laurel Crest

Mr. Krawiecki presented appeal referencing percent complete of dwelling and condition.

8:30 PM – Carrier Home Builders, Various vacant lots

Rejean Carrier presented board with list of land sales for 2018 and 2017 and stated current values are too high. Presented market analysis.

Inspections to be made on 13 Barnes Hill, 14 Laurel Crest, 14 Milford Street.

The board had discussions regarding the appeals and decisions were made for the following:

13 Barnes Hill, Richard and Virginia Hoxie

Motion Merritt, second Millerick to reduce total percent complete to 55% (at a later meeting that was reduced to 51% to account for the fact that HVAC was actually at 50%; plumbing 30%; electric 50%; renovations 40%). Passed unanimously.

14 Milford St, Christopher Proll

Motion Ugalde to revise card to eliminate 240 sf open porch (doesn't exist), second Merritt.
Passed unanimously.

292 Spielman Highway (Burlington Commons, NJA Associates

Motion Ugalde, second Merritt to lower unit cost for first floor of Building 2 of 3 to \$66.26 per square foot to match building 1 of 3. Passed unanimously.

64 Warren Glen, Reginald Finno

Mr. Finno or an agent did not appear. Motion Merritt, second Millerick to deny claim due to failure to appear and provide testimony to the board. Passed unanimously.

11 Wyndham Lane, Mark Klepacki

Motion Merritt to reduce assessment to \$310,100, second Ugalde. Passed unanimously.

2 Rowe Street and 4 Rowe Court, Kenneth and Cheryl Byrne

Motion Merritt, second Millerick to lower condition factor of land of both properties to .85 due to lack of road access to each property (no street). Passed unanimously.

Various lots on Johnnycake Mountain owned by Merritt and Holby

Ugalde motioned, seconded by Merritt to deny based on similar assessed values of other vacant, subdivided and buildable lots in Burlington. Passed unanimously.

52 Mountain Spring, Zbigniew and Krystyna Gal

Jim Millerick to ask assessor why the increase was large in comparison to other residential property increases in town. Board to deliberate and vote following Assessor's input.

98 Vineyard, Elaine Haworth

Motion Merritt to formally present Ms. Haworth's letter on Zoning to First Selectman, Board of Selectmen and Planning & Zoning Commission. Second Millerick, passed unanimously.
Motion Merritt, second Ugalde to deny appeal of assessment (feeling the property is properly assessed.) Passed unanimously.

14 Laurel Crest, Daniel Krawiecki

Schedule visit to view property (Andrew to try to schedule for Saturday a.m.) Will deliberate following visit.

Carrier Home Builders, various lots

Motion Merritt, second Millerick to deny based on similar assessed values of other vacant, subdivided and buildable lots in Burlington. Passed unanimously.

Motion Merritt, second Ugalde to adjourn at 9:20 p.m. Passed unanimously.

Respectfully submitted,
James Millerick
Chairman, Board of Assessment Appeals
Town of Burlington