



## TOWN OF MIDDLEBURY

Board of Assessment Appeals

March 15, 2022

Meeting Minutes

### Members Present

Stephen R. Ferrucci III  
Robert J. Flanagan Jr.  
Brendan M. Browne

RECEIVED FOR FILING

March 17, 2022 at 2:45 PM.

TOWN CLERK'S OFFICE  
MIDDLEBURY, CT

Mary Beth Lumbardi, Asst.  
TOWN CLERK

### Call to Order:

Chairman Stephan R. Ferrucci III, called the Board of Assessment meeting to order at 6:30 PM at inspection of 460 Lake Shore Drive.

### Appeal Discussion & Decisions:

#### **Travis Harley – 460 Lake Shore Drive**

**Discussion: Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by Robert Flanagan, after physical inspection of the property the depreciation code be adjusted to (VP) very poor and add a condition code of abnormal physical depreciation. The market value be adjusted to \$212,200 with an assessment of \$148,500. **Amended:** on motion from commissioner Robert Flanagan and seconded by Brendan Browne that the assessment is likely to go up at next revaluation and will be reassessed at time of repairs being completed.

#### **Charles & Yolande Bosman – 250 Shadduck Road**

**Discussion: Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne to amend the already present noise adjustment from 10% to 15%, which sets the adjustment at the highest level of environment impact that the board will apply to any property. Motion carried.

#### **Jose A. Sanchez – 319 White Ave**

**Discussion: Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne to deny the appeal based on insufficient information to support an adjustment. Motion carried.

**Traci A. & Brian E. Morgan – 8 Jensen Drive**

**Discussion: Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by commissioner Robert Flanagan to adjust the depreciation code to average based on pictures and testimony provided at the appeal. The fair market value shall be adjusted to \$246,900 and an assessment of \$172,900. Motion carried.

**Marcos DeEscobar – 137 Falcone Crest Road**

**Discussion: Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne to deny the appeal based on insufficient information provided to support a change to the appraised or assessed value. Motion carried.

**John J Starr & Shauna McManus – 15 Sandy Beach Road**

**Discussion: Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne to deny the appeal based on insufficient information to justify a change in either fair market value or assessment. The board was provided with comparables that were determined to not be comparables along with aspects of the property presented to the board inaccurately. Motion carried.

**Katherina Anger & Steven Friedfeld – 79 Sandy Beach Road**

**Discussion: Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by commissioner to correct the field card square footage and adjust the market value to \$916,600 and assessment of \$641,600. Motion carried.

**Michael & Susan McGaughan – 614 Watertown Road**

**Discussion: Voted:** on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne that after review of information provided it supports an adjustment of the fair market value to \$437,380 and an assessment of \$306,166. Motion carried. Commissioner Brendan Browne abstained from vote.

**Ann Cunningham – 84 Munson Road**

**Discussion: Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by Robert Flanagan to adjust the market value to \$535,000 and the assessment to \$374,500 based on the appraisal submitted by the appellant. Motion carried.

**Gregory J. Tesch – 818 Middlebury Road**

**Discussion: Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by Robert Flanagan to adjust road noise to reflect 15% consistent with other environment factor adjustments from the board and set the market value \$257,200 and assessment to \$180,100. Motion carried.

**Cynthia M. Sarlo & Peter L. Williams – 231 Tucker Hill Road**

**Discussion: Voted:** on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne that based on the evidence provided the market value be adjusted to \$391,214 and assessed value to \$216,449.80. Motion carried. Chairman Stephen Ferrucci III abstained from vote. **Amended:** A mathematical error was made in calculating the %70 assed vale. The corrected assessed value calculated from the agreed upon market vale is \$273,849.

**Robert & Linda Mucciacciaro – 120 Skyline Drive**

**Discussion: Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by commissioner Robert Flanagan to deny the appeal based on insufficient on information provided at the appeal. Motion carried.

**47-1 Northwood LLC – 47 Northwood Drive**

**Discussion: Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne that the depreciation code be adjusted to poor which will yield a market value of \$580,200 and an assessment of \$406,100. The board noted that the depreciation code will be revised at time of repairs being completed. Motion carried.

**Alec & Mary Vincitorio – 164 Northwood Drive**

**Discussion: Voted:** unanimously on a motion by commissioner Robert Flanagan and seconded by commissioner Brendan Browne the appeal be denied based on insufficient information to change the valuation. Motion carried.

**Christopher & Heather Dever – 86 Northridge Drive**

**Discussion: Voted:** unanimously on a motion by commissioner Brendan Browne and seconded by commissioner Robert Flanagan the appeal be denied based on insufficient information to adjust the assessment. Motion carried.

**George & Barbara Tzezos – 99 Burr Hall Road**

**Discussion: Voted:** unanimously on a motion by commissioner Brendan Browne and seconded by commissioner Robert Flanagan the appeal be denied based on insufficient information to adjust the assessment. Motion carried.

**Scott Davies – Champion Engineering Design & Construction**

**Discussion: Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne that the assessment be adjust to \$4400 on the bases that insufficient information was provided to remove the assessment entirely but feel the current assessment is over stated by information presented. Motion carried.

**Approve Administrative Changes:**

**Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by commissioner Robert Flanagan to grant the disabled veteran exemption for Michael Szot. Motion carried.

**Voted:** unanimously on a motion from commissioner Brendan Browne and seconded by commissioner Robert Flanagan to grant the disabled veteran exemption for Shane Dunne. Motion carried.

**Voted:** unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne to approve all administrative changes. Motion carried.

**Public Comment:**

NONE

**Adjournment:**

Meeting Adjourn 9:18 PM

These minutes are submitted subject to approval.  
Respectfully,

**Stacie K. Maldonado**

Stacie K. Maldonado  
Recording Secretary

BAA Members  
CC: Town Clerk, Assessor