

**Minutes of Board of Assessment Appeals Meeting
Clifford J. Hurgin Municipal Center
Meeting Room A
1 School St. Bethel, CT 06801
March 27, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor
Absent: Barbara (Bobbi) Lyon

The meeting was called to order at 6:00 PM by Chairman Bruce Cornwell

New Business:

The following requests for appeal were heard after appellants were duly sworn in:

1. **Helen Fernandes and George Fernandes-78 Reservoir Street-** Mrs. Fernandes stated the assessed value of her property should be lower since no improvements have been made on the property. She indicated that repairs are needed and had an estimate of \$13,000 for 6 replacement windows. Bruce Cornwell asked for pictures to show the condition of areas in need of repair. She indicated that there is nothing around her property to increase the value. She said that Bethel Meadows Condo Complex across the street has caused increased traffic, headlight glare in windows and broken mailboxes after snow removal. Her son, George, keeps seven horses on the property for breeding. George stated he contacted the Dept of Agriculture but realized it was after the date to file for a PA490 exemption. The Assessor provided the PA490 Handbook. Mrs. Fernandes would like the assessed value to be changed from \$815,920 to \$549,360. The committee will deliberate on the matter on March 29, 2023.
2. **Robert J. Palmer and Donna LaForte Palmer-7 Sunset Hill Road-**Mr. & Mrs. Palmer reviewed their comparable sales analysis they submitted with their application. He stated that based on his analysis an increase of 47% is not warranted but instead indicated that 33% is more appropriate. Mr. Palmer would like the assessed value to be changed from \$442,330 to 397,500. The committee will deliberate on the matter on March 29, 2023.
3. **Corner Arch LLC/Robert Palmer and Donna LaForte Palmer-18 Elizabeth Street-** The owners believe the assessment on the property at 47% increase slightly higher than what their market analysis of comparable properties calculated at 40%. They would like the assessment changed from \$347,970 to 334,474. The committee will deliberate on the matter on March 29, 2023.
4. **Robert and Sarah Hoch-27 Codfish Hill Road Ext-** Mr. and Mrs. Hoch discussed the Comparative Market Analysis they submitted with their application and the interior condition of their home. They indicated that approx 50% of the home is unfinished and the basement is mostly accessible as a crawl space. Bruce Cornwell asked for pictures of the basement. The owners would like the assessed value to be changed from \$437,640 to \$350,000. The committee will deliberate on the matter on March 29, 2023.
5. **Robert Hoch Home Improvement Contractor-27 Codfish Hill Road Ext-**Withdrew the application for a hearing with the Board of Assessment Appeals
6. **Kenneth Doherty-8 Old Turnpike Road-** Mr. Doherty stated that one of the two structures on his property is not inhabitable due to lack of plumbing and electricity. He estimated that 50% of the three story structure is complete. Mr. Doherty submitted pictures of the unfinished interior of

the structure. He would like the assessed value to be changed from \$367,647 to \$195,000 which is based on the appraisal he submitted with his application. The committee will deliberate on the matter on March 29, 2023.

7. **Alpine Lake, LLC/Jeanne M. Albano-Carmichael**-Ms. Albano-Carmichael indicated that the house was listed for sale for \$320,000 for nine months and there were no offers. The house is in need of repair. Windows, kitchen floor tile and sheetrock need to be replaced. The foundation needs to be jacked up as the house has settled. Both units are rented. Bruce Cornwell asked for pictures of the interior and exterior conditions. Ms. Albano-Carmichael indicated that the tenants don't allow her access until the weekend and she will not be able to provide pictures. She would like the market value changed from \$327,600 to \$257,142. The committee will deliberate on the matter on March 29, 2023.
8. **Amy and Shepard LaBree-141 Walnut Hill Road**- Did not appear for the Appeal Hearing
9. **David and Dinah Davidson-3 Webb Road**- Mr. and Mrs. Davidson did their own comparable sales analysis and discussed how a different assessment was calculated. In addition, they spoke about the impact of the large Eversource project that is utilizing the easement on their property. Their retaining wall where the generator and tanks are located is leaning. The easement is about one-third of the property. They submitted pictures of the heavy equipment and materials that are located onsite as well as the area that was clear cut of trees that buffered the property. The owners would like the assessment changed from \$440,300 to \$359,100. The committee will deliberate on the matter on March 29, 2023.
10. **Bruce and Julia Zalman-106 Great Hill Road** -Did not appear for the Appeal Hearing
11. **Daniella Sampaio and Christian Gomez-26 Fleetwood Avenue** . Ms. Sampaio stated she purchased her home in 2016 and it was built in 1890. She said the home interior is in need of repair. They tried to refinish the floors but they have holes and are very uneven. The unfinished basement floods. A recent energy efficiency assessment indicated below average results. Ms. Sampaio submitted pictures of the interior condition of her home. She would like the assessed value to be changed from \$274,000 to \$215,000. The committee will deliberate on the matter on March 29, 2023.
12. **US Duracell Operations, Inc.-14 Research Drive- Attorney Laura Cardillo**- Attorney Cardillo provided written from the designated appellant, Nick Camenker, to represent the property owner. Attorney Cardillo indicated that 130,000 sq ft or 40% of the building is vacant. There are approx 100-150 people/ day that utilize the space versus the previous count of 700 people/day. There are no plans to bring employees back into the building. A broker is marketing the space but there has been no interest. US Duracell Operations, Inc. would like the market value changed from 49,356,300 to 35,750,000. The committee will deliberate on the matter on March 29, 2023.

The meeting was adjourned at 9:05 by Chairman Bruce Cornwell and second by Katy Jordan. All in Favor.

Respectfully submitted,
Nora Kelley
Recording Secretary, Board of Assessment Appeals