

Waterbury Board of Civil Authority
August 21, 2014
Main Street Fire Station

Present: Phil Baker and Dan Sweet, Listers; Liz Schlegel Stevens, BCA Chair; Polly Sabin, Mary Dunster, Joyce Lowe, David Myette, Judy Barker, Jack Carter, Stan Amadon, Kathi Grace, and Carla Lawrence.

The meeting was called to order at 5:30pm.

Ken Kero Property – 1353 Shaw Mansion Road

Ken Kero joined the meeting via telephone.

J. Barker presented the report of the inspection committee, and recommended lowering the appraised value of the property from \$365,200 to \$360,500. K. Kero stated that the value of several of the neighbor's properties was significantly reduced, whereas the value of his property was increased. The Listers present had no comment as the BCA has the final say. Upon original appeal to the Listers, the value was decreased from \$373,500 to \$365,200 so the overall reduction would be \$13,000.

J. Lowe made a motion to accept the report of the inspection committee and reduce the assessed value to \$360,500. The motion was seconded by J. Barker and passed unanimously.

Thomas Buonomo Jr. Property – 111 Fuller Acres Drive

J. Carter presented the report of the inspection committee, which recommended reducing the assessed value from \$462,900 to 437,600. J. Carter stated that this reduction was based on a bank appraisal and a comparison to the MacLeod property, valued at \$437,600. K. Grace made a motion to accept the report of the inspection committee and reduce the value from \$462,900 to \$437,600. The motion was seconded by J. Barker and passed unanimously.

EM Properties LLC – 1080 Waterbury-Stowe Road

D. Myette presented the report of the inspection committee, which recommended increasing the functional depreciation from 10% to 15% thereby lowering the assessed value. The assessed value was decreased to \$344,200 after an appeal to the Listers. The inspection committee questioned the rationale of decreasing the functional depreciation by 5% from the previous assessment. The Listers commented that they felt there were improvements in the upstairs office layout, and that the economic depreciation was increased because of traffic issues. The building was purchased for \$375,000 a couple of years ago.

M. Dunster made a motion to accept the report of the inspection committee and change the functional depreciation to 15%. The motion was seconded by J. Barker and passed unanimously.

All reports of the inspection committees are attached to these minutes.

There being no further business, the meeting was adjourned at 6:23pm.

Respectfully submitted,

Carla Lawrence
Town Clerk