

**Beacon Falls Board of Assessment Appeals  
10 Maple Avenue  
Beacon Falls, CT 06403**



**BEACON FALLS BOARD OF ASSESSMENT APPEALS  
Meeting Minutes  
March 23, 2022  
MINUTES- Subject to Revision**

**1. Call to Order/Pledge to the Flag**

Chairman called the meeting to order at 7:00 P.M.

**Members Present:** Douglas Bousquet (DB), Sheryl Feducia (SF), David Dlugos (DD)

**Others Present:** none

**2. New Business – Hearing and Deliberation on Assessment Appeals**

Timothy Sheppard – 38-40 Fairfield Place. Represented self **TS:** Provided a copy of a certified appraisal, dated as of 4.24.2021. Assessment is \$210,140. **TS:** Have done no work to this property. **DB:** Basement not finished.

Board deliberated on 38-40 Fairfield Place. **Motion made by DD to take no action on Timothy Sheppard – 38-40 Fairfield Place Seconded by SF. All ayes. Carried.**

100 Railroad Beacon LLC– 100 Railroad Avenue. Represented by Nancy Watkins. **NW:** Submitted Pictures. **DD:** Anything in buildings **NW:** Empty, years ago it was a machine shop. **SF:** Can anything be done with it now. **NW:** Art Brogan got a grant from the state, to see if it can be released. Notice in 1980s that it was ok. But recent state report said that it is not clean. Told us it would take a million dollars to remediate the property. Happened before our ownership. Father bought property without knowing it was a dirty site. Information from EPA. Property appraised by Kloss appraisal - said it had zero value due to clean up costs. We are in limbo with it. Taxed at 197,000. Tried to give it to the Town.

Board deliberated on 100 Railroad Avenue Extension. **Motion made by SF to refer 100 Railroad Avenue application back to Assessor to determine an appropriate value. Seconded by DD. All ayes. Carried.**

Dimaio Holdings LLC – 38 Lancaster Drive. Represented by James Recks, Murphy Law Office. **JR:** Submitted a letter with different property values and a breakdown of value. Feels it should be 1.6 million dollars.

Board deliberated on 38 Lancaster Drive. **Motion made by SF to take no action on Dimaio Holdings LLC – 38 Lancaster Drive as no evidence provided. Seconded by DD. All ayes. Carried.**

Beacon Mill NCM et al – 2-8 10 North Main Street. Represented by Attorney Elliot Pollack, Pullman & Comley. **EP:** Two basic types of apartments with variations. Evaluate via comparable sales. Sales at Beacon Hill Condominiums - 25 Sales, average selling price on a sq ft basis average of \$130 per square foot. Our units are being evaluated at \$185 per sq. ft. Beacon Hill Condos are more upscale. I can't see any explanation for disparity.

Board deliberated on 2-8-10 North Main Street. **Motion made by SF to take no action on Beacon Mill NCM et al – 2-8 10 North Main Street. Seconded by DD. All ayes. Carried.**

Maple Tree Apartments, LLC - 57 South Main Street. Represented by Rui Chen, 275 Bear Hill Road, Bethany, CT. **RC:** Submitted a letter outlining condition of property. Discussed a recent report from Fire Marshall. **DB:** Assessed at 358,650. \$322,930 is from 2016.

Board deliberated on Maple Tree Apartments, LLC - 57 South Main Street. **Motion made by SF to reduce value of property of 57 South Main Street by approximately \$20,000. Seconded by DD. All ayes. Carried.**

Murtha Enterprises, Arminda Murtha, Murtha Industrial Four -125 Railroad Avenue Extension. Chris Vargo, Greene Law. License presented. **SF:** Letter from property owner authorizes the Joseph Sansone Company to represent them, not you. **CV:** Presented a letter from Sansone Company authorizing Greene Law firm to act as their representative. Presented a letter to Board, with information on the properties.

Board deliberated on 125 Railroad Avenue Ext. **Motion made by DD to take no action on Murtha Enterprises, Arminda Murtha, Murtha Industrial Four -125 Railroad Avenue Extension. Seconded by SF. All ayes. Carried.**

Pike Land Development LLC-2 Alliance Circle. Chris Vargo, Greene Law. License presented. **SF:** Letter from property owner authorizes the Joseph Sansone Company to represent them, not you. **CV:** Presented a letter from Sansone Company authorizing Greene Law firm to act as their representative. Presented an appraisal of property, dated January 2021. Part of property is in Wetlands.

Board deliberated on 2 Alliance Circle. **Motion made by SF to take no action on Pike Land Development LLC-2 Alliance Circle. Seconded by DD. All ayes. Carried.**

### 3. Old Business

Dolecki 14 Haley Ridge. Board deliberated; spoke to Assessor June Chadderton about the grades of finished basement.

**Motion by SF to adjust value of shed to approximately \$500 at 14 Haley Ridge, Dolecki (a reduction of approximately \$2670), and to adjust the number of bedrooms down to three on the field card. Seconded by DD. All ayes. Carried.**

### 4. Read and Approve Minutes from Previous Meetings

**Motion made to approve the meeting minutes from March 16, 2022, with suggested revisions to make deliberation more succinct and to include approximate value reductions, DD/SF, all ayes. Carried.**

**Motion made to approve the meeting minutes from March 17, 2022, with suggested revisions to make deliberation more succinct and to include approximate value reductions, SF/DD, all ayes. Carried.**

**Motion made to approve Assessor's Correction to Grand List regarding CKS Packaging. SF/DD, all ayes. Carried.**

**5. Public Comment – none**

**5. Adjournment**

Motion made to adjourn at 8:40 PM SF/DD, all ayes.

Respectfully submitted,

*Lisa Daigle*

Clerk, Board of Assessment Appeals