

**BOARD OF ASSESSMENT APPEALS
MINUTES
SPECIAL MEETING
TOWN OF CROMWELL
6 PM TOWN HALL ROOM 222**

DATE: **MARCH 21, 2011, MONDAY**

Called to order at 6:19 pm by Tim Connelly, Chairman.

Members present: Tim Connelly and Delman Wolf

A motion to approve the agenda was made by Delman Wolf, seconded by Tim Connelly. Motion passed.

NEW BUSINESS

APPEAL OF: NORTHWOODS, NORTH ROAD, CROMWELL

ADJUSTMENT: Full value \$, new assessed value \$

REASON: The lots within the subdivision are not able to be marketed at this time due to restrictive covenant requiring completion of public improvements. Excessive valuation in light of off site development costs at this time. Sal Petrella spoke on behalf of Mr. Nadeau. The Board would like to see the assessor's extensive spreadsheets. There are 48 approved lots, 1 large open space, and 1 small open space. This project will be done in phases. The Board asked questions of Atty. Petrella and Mr. Nadeau. There was discussion on lots size, cost, market value, 2007 market value, value of the approved subdivision, vacancy factor, frontage, and easements. Atty. Petrella will provide additional information to the Board.

Members In favor:

Members opposed:

OLD BUSINESS

John Egan came before the Board again to discuss new information that he presented. The Board and Mr. Egan discussed a court case in Guilford that he felt was similar to his case.

1. Decisions

STAFF COMMENTS – None

ADJOURNMENT – The meeting was adjourned at 8:20 pm. All were in favor.

Respectfully Submitted,

Patricia Kratochvil