

The Board of Assessment Appeals

Town of Goshen
North Street
Goshen, CT 06756
March 6, 2021 9:00AM
Special Meeting
Meeting being held via ZOOM:

<https://us02web.zoom.us/j/87654151356>

Meeting ID: 876 5415 1356

Dial by your location +1 929 205 6099 US (New York)

Present: Board of Assessment Appeals members Donna Molon, Leya Edison and Chairman Robert Harmon. BAA Clerk Denise Leclair

Call Meeting to Order: Robert Harmon called the meeting to order at 9:00AM.

Property Owner: Kevin & Lisa McNamara
Represented by Kevin McNamara
Property- 12 Dresden Circle

Mr. McNamara wanted clarification as to why his assessment increased. He specifically wanted to know if it was driven by the recent surge in the market. If it is he stated that this would be an unfair advantage to those houses which have transferred this past year. He stated that his square footage has not increased and therefore feels that his assessment should not increase. The Board explained that much more than square footage is taken into consideration. He was not certain if he should be appealing or if it would make more sense to speak to the Assessor in person. He stated that he is "not necessarily" contesting the value. The Board stated that the Board will discuss some details with the Assessor and he will be receiving a letter in the mail with the Boards result of his hearing.

Property Owner: Theodore DeElye Cole
Represented by Ian Cole
Property- 346 Sharon Turnpike.

Reason for appeal- Mr. Cole feels that the assessment is too high. The Board asked him if he had any videos or pictures to support this claim. He stated that he provided them earlier this morning via email. He was informed by the Board Clerk that she would forward the pictures to the members prior to their deliberations on Tuesday.

Mr. Cole states that the house is in poor condition. There is a portion of stone foundation that is collapsing (approximately 12 ft.). He states that it has been pushed in due to freezing and is on the verge of collapsing. He further states that the roof is leaking and needs to be replaced and the house needs to be painted.

He states that he is unable to obtain liability insurance and the CT FAIR PLAN is the only place that will insure the property. Mr. Cole held up photographs to the screen to support his claim. He offered the Board the option of a site visit if they were interested. He is in the process of

cleaning out the property and once that is completed he would like to list the property for sale. He expects to list it for \$335,000.

Property Owner: Theodore Van Doorninck Cole
Represented by Ian Cole
Property- WL121 West Hyerdale Drive

Mr. Cole states that his vacant Woodridge Lake lot has a drainage issue. There is a seasonal stream that dissects the property. He states that it is a pie shaped lot with approximately 67 feet of waterfront. He states that he recently paid to have a site plan done. The lot would need to get wetlands approval.

After approximately 10 years of being on the market, with virtually no offers, he recently received an offer in the amount of \$415,000. It is contingent on the buyers being able to build a house of their desires and needs, building a foot bridge, wetlands approval and zoning approval. Mr. Cole emailed documentation this morning for the Board to review. This documentation includes the site plan which shows limitations to this buildable lot.

The meeting was adjourned at 9:50 am.

Respectfully Submitted,
Denise T. Leclair *Denise Leclair*
Clerk for the Board of Assessment Appeals

Received March 10, 2021 @ 1:02 P.M.

Attest *Bubba Z. Blum*
Goshen Town Clerk