

WESTON BOARD OF ASSESSORS

MEETING MINUTES

TUESDAY, APRIL 11, 2023

2:00 P.M. – 3:25 P.M.

REMOTE ONLINE ZOOM MEETING

<https://us02web.zoom.us/j/88955391714>

Meeting ID: 889-5539-1714

Phone: 1-929-205-6099

Meeting of Board of Assessors at 2:00 P.M. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz, Tamilyn Liesenfeld, Paul Zorfass and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 2:00 p.m.

Assessor, Mr. Hennessey made a motion to approve the following minutes of the Board of Assessors:

MARCH 7, 2023

Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by a roll call vote 4-0. (Mr. Zorfass abstained from the vote).

The Board signed the following procedural documents:

Motor Vehicle Abatement Report for the month of March 2023

Real Estate Tax Abatement Report for the month of March 2023

Year 2023 Motor Vehicle Excise Tax Commitment # 2

Year 2023 Motor Vehicle Excise Tax Commitment # 101

The Board and Mr. Josephson reviewed and discussed the following pending real estate abatement applications for fiscal year 2023:

- **29 Deer Path Lane**
- **6 Irving Road**
- **55 Love Lane**
- **300 Meadowbrook Road**
- **55 Oakdale Avenue**
- **29 Webster Road**

The Board and Mr. Josephson had a discussion with the current property owner of 55 Oakdale Avenue. The owner, Mr. Mario Alagna indicated the property although not listed with a broker on MLS (Multiple Listing Service) was offered for sale to several local builders like himself. He purchased the property on January 17, 2023 for \$1,100,000. Mr. Alagna concerns are overvaluation based on the purchase price and other homes in the neighborhood, lot square footage is 41,561 SF not 42,253 SF, the property is not accessible

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to town water, The home is in a state of disrepair both on the interior and the exterior and there are errors on the property record card. Mr. Alagna has recently raised the building at the site. The Board and Mr. Josephson will further discuss the points raised by Mr. Alagna later in the current meeting.

Assessor, Ms. Liesenfeld made a motion to approve the following fiscal year 2023 abatement application:

29 Deer Path Lane– as a result of the inspection of the property on March 31, 2023 reduce the building valuation based on data corrections made on the property record card. This will reduce the current assessed valuation of \$3,817,500 by an amount of \$153,000 to \$3,664,500.

Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by roll call vote 4-0. (Mr. Koger abstained from the vote).

Assessor, Ms. Liesenfeld made a motion to approve the following fiscal year 2023 abatement application:

6 Irving Road – as a result of the exterior inspection of the property on March 23, 2023 reduce the building condition from Fair to Poor and add functional obsolescence of 25%. The Weston Board of Health posted a notice on the exterior door indicating the building is not habitable in its current condition. This will reduce the current assessed valuation of \$729,700 by an amount of \$77,600 to \$652,100.

Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by roll call vote 5-0.

Assessor, Mr. Hennessey made a motion to Deny the following fiscal year 2023 abatement application. The property was inspected on April 4, 2023.

- **55 Love Lane**

Assessor, Ms. Liesenfeld seconded the motion. After discussion, the Board voted in favor of the motion by roll call vote 5-0.

Assessor, Ms. Liesenfeld made a motion to approve the following fiscal year 2023 abatement application:

55 Oakdale Avenue – as a result of the inspection of the property on March 23, 2023 reduce the building condition from Average to Fair, reduce the building grade from 8 to 7 and make data corrections to the property record card. This will reduce the current assessed valuation of \$1,149,300 by an amount of \$61,700 to \$1,087,600.

Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by roll call vote 5-0.

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Assessor, Ms. Liesenfeld made a motion to approve the following fiscal year 2023 abatement application:

29 Webster Road – as a result of the inspection of the property on April 6, 2023 reduce the building valuation based on data corrections made on the property record card. This will reduce the current assessed valuation of \$9,225,700 by an amount of \$323,400 to \$8,902,300.

Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by roll call vote 5-0.

Assessor, Ms. Liesenfeld made a motion to adjourn. Assessor, Mr. Zorfass seconded the motion. The Board voted in favor of the motion by roll call vote 5-0.

The Board adjourned at 3:25 p.m.

Next Meeting – Tuesday, April 25, 2023 at 2:00 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor