



**TOWN OF WOODBURY**  
BOARD OF ASSESSMENT APPEALS  
275 Main Street South  
P.O. Box 369  
Woodbury, Connecticut 06798-0369

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**Regular Meeting Minutes**  
**March 20, 2010**  
**9:00am**  
**Boyd Building**

Present: Deborah Judson, Chairman  
Connie Jones

**Call to Order**

Deborah Judson, Chairman, called this regular meeting of the Woodbury Board of Assessment Appeals to order at 9:00 am.

**MOTION:** To change the order of the agenda to accommodate waiting appellants.  
**Made by Chairman Judson, seconded by C. Jones. Vote 2-0 in favor**

**Hearings**

- DeLuca, Louis C. and Alice V. DeLuca, 477 Main Street North, Woodbury, CT. 06798** **ID#201656**

Mr. DeLuca was sworn in by C. Jones. Mr. DeLuca stated that he came to appeal the personal property assessment received from the Town of Woodbury. He did not start a new business (it was established in 1984 and previously called "Irish Connections"), but just registered the new name upon advice from his new bank. The business currently has both names.

Mr. DeLuca provided a receipt showing the computer was purchased in July, 2005 for \$650. Another receipt was provided showing an upgrade of memory for the computer in 2007 for \$200. He showed pictures of a used metal desk that was purchased for \$125 in 1972. He provided a statement explaining that the computer and desk are used 2/3 for personal use and 1/3 business, and not at all in July and August as they are out of the state then.

D. Judson stated that there will be a 25% penalty of the assessment because of the form not being filed. Mr. DeLuca stated that he was not informed of this when he came into the town clerk's office to register the new name.

D. Judson explained that Mr. DeLuca would receive written notice of the Board's decision within 7 days of the date of deliberation.
- Iacono, Silverio, 86 Sawpit Hill Road, Woodbury, CT 06798** **ID#218100**

Mr. Silverio was sworn in by C. Jones. Mr. Silverio stated that he had spoken with someone in the Assessor's Office and was told that the assessment increased

because he installed central air conditioning. He stated that he had removed two wall air conditioning units, but no central air conditioning was installed. He showed, in the field card photo, where the units had formerly been. He stated that an American Standard heating/cooling unit was included for the 3<sup>rd</sup> floor addition in 2001 and that the house had been inspected and properly recorded at that time. Mr. Silverio stated that the units that were removed were an eyesore, and the home is now more energy efficient with them gone.

D. Judson explained that Mr. Iacono would receive written notice of the Board's decision within 7 days of the date of deliberation.

3. **Crumb, Erica, 432 Quassapaug Rd., Woodbury, CT 06798** **ID#48840**

Scott Crumb was sworn in by C. Jones. Mr. Crumb stated that the appeal is based on several issues they are having with their builder, LTF Builders. They do not consider the home as being completely finished. The two major issues are 1) a heating imbalance issue and 2) poor drainage which has caused cracks in the basement, and water to fill up in the underground propane tank storage area. He detailed the issues they are having with the builder of the home. There are some code issues as well. The Crumbs have filed a lawsuit against LTF Builders. They provided quotes from two sources for each problem that needs remediation. The repair for the heating is estimated at about \$5,000 and the repair for the drainage issue is \$18,000-\$19,000. They are asking for a reduction in the assessment until these issues are remedied. They agree that the assessment will be fair once the home is fully habitable. The Crumbs left all materials with the Board to aid in deliberations.

D. Judson explained that Ms. Crumb would receive written notice of the Board's decision within 7 days of the date of deliberation.

4. **Krueger, Marian, 53 White Deer Rock Road, Woodbury, CT 06798** **ID#201770**

Ms. Krueger was sworn in by C. Jones. Ms. Krueger stated that she doesn't understand where the Town came up with the figure \$6,000. Chairman Judson reviewed the assessment item by item. Ms. Krueger provided a copy of her Schedule C from her income tax report. She stated that she has closed her business. She described her business as one of small repair and cleanup of homes and places of business. She stated that she worked on her kitchen table and does not purchase separate supplies. She stated that she has had a license to do small repairs, but was told by the state that they are too small to need a license. She stated that she hand wrote all her invoices, and uses their home computer only to keep in touch with their children and grandchildren. She did not have a business phone and did not do any advertising. She provided a copy of her dissolution of business that was sent to the State of Connecticut.

D. Judson stated that there will be a penalty assessed.

D. Judson explained that Ms. Krueger would receive written notice of the Board's decision within 7 days of the date of deliberation.

5. **K & N Properties, LLC, 92 Grey Fox Trail, Woodbury, CT 06798** **ID#184610**

Klaus Weisbrich was sworn in by C. Jones. Mr. Weisbrich stated that he is here to appeal two houses, Lot # 2 and Lot #26 (build in 2007 and 2008). Mr.

Weisbrich was accompanied by Douglas A. Lompert, Registered Certified General Appraiser with Hometown Appraisers, LLC.

On Lot #2, Mr. Weisbrich stated that Sylvia, the Town Assessor and Tammie, her assistant inspected the house. He has a problem with her stating that the house is complete because in the basement there is a cement floor (no carpet), the fireplace is not complete, the heat and cooling are not hooked up and the library is just a shell. There are no fixtures or shelves installed to transform it into a library. He estimates the house is 75% complete. He stated that there is no real attic because it is over vaulted ceilings. It cannot be used as finished space, but could be used as storage. The access to the attic is by ladder. The space above the garage is only for storage. Mr. Weisbrich stated that the driveway is gravel, not blacktop. Mr. Weisbrich stated that there is depreciation, either functional or economic. They are holding weekly open houses and have not had so much as a nibble. The lookers say that it's a nice house, but they are unable to qualify to purchase it. He further stated that anything you build will have a lesser base for functioning. He cited natural and economic conditions that contribute to the value of the property. To value the house he referred to Lot #28 which sold 2-1/2 years ago, and then sold again for 70% of the value even though the owner had upgraded the home significantly (new fence, lots of stonework, garden, basement stuccoed, and additional windows installed). An older house across the street sold for 50% of its value. If someone was interested in purchasing Lot #2, he would look at the records here and see that 70% is the value. The house is currently three years old.

Mr. Lompert presented a certified appraisal for this property. Based on comparable properties, he did cost reproduction minus repairs needed to arrive at the value.

**6. K & N Properties, LLC, 92 Grey Fox Trail, Woodbury, CT 06798**

**ID#379020**

Mr. Weisbrich was still under oath from the previous appeal. He presented a map to the Board. He showed that he uses an access portion of an abandoned road to get to the driveway of this property. He stated that he put a split rail fence at the end of the abandoned road to keep people from driving off into it. A week later someone stole the fence in the middle of the night, and not a piece of it is left. He further stated that the kitchen runs on propane gas for the kitchen stove. The contractor refused to install the lines until the appliances are installed. He is not installing the appliances because he is afraid that someone will steal them. The library has shelves but they are raw. There is no stain on them so the buyer can choose what they would like. The wood floors are not finished due to traffic through the house. This house does not have a walkout basement, just bilco doors. The attic cannot be used for storage because the steps are temporary and have an inappropriate handrail. He has a problem with the exterior of the house. It is hardy board. It was installed improperly and rain gets in over every window. His opinion is that this decreases the insulation of the house. There is also an issue with rain running improperly off the roof in the back of the house over the deck, even though it has guttering and a drain spout. Because of these issues, he does not consider the property finished. He stated that the depreciation issues pertain to this house as well as Lot #2.

C. Jones assured that the Board will review all materials presented carefully.

D. Judson explained that K & N Properties, LLC would receive written notice of the Board's decision within 7 days of the date of deliberation.

7. **Logue, Daniel R. and David T., 109 McVeigh Road, Woodbury, CT 06798**  
**ID#234500**

Daniel Logue was sworn in by C. Jones. These buildings are deteriorating and have no other value except for farm use. The metal building is a grain bin with a drying facility for drying corn. It stores 300 ton of dry corn. The smallest building was torn down. The 2280 sq. ft. cow barn was built in 1900 and is used only for storing hay upstairs. It has a new roof and is a sound building. The 864 sq ft building is so low that you can't drive into it, and they only store parts of no real value in it. It also has a new roof.

8. **Logue, Daniel R. and David T., 109 McVeigh Road, Woodbury, CT 06798**  
**ID#209500**

Mr. Logue was still under oath. He states that there is a pole barn on this property that was built close to when he purchased the property around 1964. There are no footings on it. There is also a skid building from Agway where they sell sweet corn.

9. **Logue, Daniel R. and David T., 109 McVeigh Road, Woodbury, CT 06798**  
**ID#209100**

Mr. Logue was still under oath. This 20 X 36 building is used to store corn seed and spray materials. It is 5' off the edge of the road. They just put metal siding on the old pole barn. The older barn behind this one is used to keep a couple of horses in. He thinks that the older barn is probably larger than the 20 X 36 building.

10. **Logue, Daniel R. and David T., 109 McVeigh Road, Woodbury, CT 06798**  
**ID#209300**

Mr. Logue was still under oath. He stated that the barn is older than described on the field card (which states it was built in 2003 and is 2400 sq ft).

11. **Logue, Daniel R. and David T., 109 McVeigh Road, Woodbury, CT 06798**  
**ID#209400**

Mr. Logue was still under oath. The largest barn was built in 1970, not 1980. He has building permits for this barn. There are about 11 buildings on this property. He didn't know what to say about these buildings. The property card states that there was a shed built in 1930 and is low quality. The Board stated that they might come out to observe the property themselves.

Mr. Logue stated that they are currently losing money on milk production. He further stated that taxes are too high and he would like to see actual working farm buildings tax free like they are in other towns. He does not think that the dates are correct, and that the buildings should be numbered so that they can discuss them properly.

D. Judson explained that the Logue's will be informed in writing within 7 days of the Board's decision.

**Deliberations**

**MOTION:** To delay deliberations on CDM Weekepeemee, LLC, Robert Mauborgne, 57 Weekepeemee Road, Woodbury, CT 06798, ID#69600, until after a representative of the Assessor's office has performed a site inspection including outbuildings.

**Made by C. Jones, seconded by D. Judson. Vote 2-0 in favor.**

**MOTION:** To delay deliberations on Newell, Nadine, 50 Main Street South, Woodbury, CT 06798, ID#257800, until after a representative of the Assessor's office has performed a site inspection.

**Made by C. Jones, seconded by D. Judson. Vote 2-0 in favor.**

**Review of Minutes**

The minutes of the September 26, 2009 were again tabled until the next meeting. The minutes of the March 17, 2009 meeting were tabled until the next meeting.

**Other Business**

There was no other business presented.

**Adjournment**

**MOTION:** To adjourn the meeting at 12:50 pm.

**Made by C. Jones, seconded by D. Judson. Vote 2-0 in favor.**

FILED SUBJECT TO BOARD APPROVAL  
Respectfully submitted,

Teresa Schwarz  
Clerk