

Board of Assessment Appeals
Thursday, March 21, 2019 Special Meeting – 4:00 p.m.
Town Hall Building & Land Use Office
323 Route 87, Columbia, CT
Minutes

Members Present: Chair Linda McDonald and Stephen Postemsky

Others Present: Julie LaCasse

1. Call to Order: L. McDonald called the meeting to order at 4:02 p.m.
2. Discuss and Act Upon Business/Appeals from the March 13, 2019 BAA Meeting:

The members considered the evidence submitted for each of the appeals heard and not decided upon at the March 13, 2019 meeting. The following actions were taken:

 - 2.a Personal Property Appeal of Theodore Picard for a reduction in the values of a 2000 Toyota Corolla and a 2001 Buick Park Avenue:

L. McDonald MOVED to reduce the personal property value of the 200 Toyota Corolla to \$1,050.00 and to reduce the personal property value of the 2001 Buick Park Avenue to \$1,125.00, value reductions taken from the N.A.D.A book. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.
 - 2.b Real Estate Appeal of Julie LaCasse for property at 4 Lakeview Drive:

L. McDonald MOVED to deny the real estate appeal of Julie LaCasse for property at 4 Lakeview Drive, Columbia, CT. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.
 - 2.c Real Estate Appeal of Vera Englert for property on Erdoni Road (Map 16a, lot #22):

L. McDonald MOVED to deny the real estate appeal of Vera Englert for property on Erdoni Road, Assessors map 16a, lot 22, Columbia, CT. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.
 - 2.d Real Estate Appeal of Laurel Englert for property on Erdoni Road (Map 16a, lot #23):

L. McDonald MOVED to deny the real estate appeal of Laurel Englert for property on Erdoni Road, Assessors map 16a, lot 23, Columbia, CT. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.
 - 2.e Real Estate Appeal of Vera Englert for property at 33 Sleepy Hollow Road:

L. McDonald MOVED to deny the real estate appeal of Vera Englert for property at 33 Sleepy Hollow Road, Columbia, CT. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.

- 2.f Real Estate Appeal of Lighthouse Antiques and Re-Sale for property located on Route 6 (Map 007, lot# 001):

L. McDonald MOVED to deny the real estate appeal of Lighthouse Antiques and Re-Sale for property located on Route 6 (Map 007, lot# 001), Columbia, CT. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.

Regarding the applicants' (Vera Englert and Laurel Englert) opinions that the wet topography of the properties on Erdoni Road (Map 16a, lot #22), Erdoni Road (Map 16a, lot #23) , and Route 6 (Map 007, lot# 001) devalued those properties, and with permission of the property owners, L. McDonald requested the Town's Wetlands Agent view those properties. Attached are narratives of his observations.

3. Adjournment: L. McDonald MOVED to adjourn the special meeting at 5:45 p.m. S. Postemsky SECONDED. MOTION CARRIED 2:0:0.

Respectfully submitted by Linda H. McDonald

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.

ATTACHMENT

To: Columbia Board of Assessment Appeals

From: John Valente Wetland Agent

RE: Properties of Vera Englert and Laurel Englert

Vera Englert, Erdoni Road, 016A/022

A large portion of the front of this property is comprised of wetland soils, at the time of the inspection a considerable portion of the wetlands had standing water. In my opinion this frontage would not be suitable for a house well and septic and would have to be crossed by a driveway to access the rear of the property where it appears there may be suitable soils and a large enough area for a house well and septic. To Develop this property a wetlands Permit from the Columbia IWWC would be required and Soil Tests would have to be conducted to determine suitability for on-site septic and well. To determine suitability the owner would incur an estimated 4-5 Thousand dollars cost in engineering. To gain access to the potentially more suitable soils in the rear of the property the owner would incur the approximate costs upwards of 20, 000 over and above the costs of developing the site at the road.

Laurel Englert, Erdoni Road 016A/023

A large portion of the front of this property is comprised of wetland soils, at the time of the inspection a considerable portion of the wetlands had standing water. However there is some non-wetlands soils in the front of the property, unfortunately I could not assess with any certainty if the area is large enough to support a septic house and well, it is likely if a home was to go on the frontage of the property the owner would be required to get a variance from ZBA to locate the home close to Erdoni Road. If the frontage is to be determined to be suitable a Variance and wetlands permit must be secured, if either permit is denied the owner would have to develop the rear of the property. The wetlands would have to be crossed by a driveway to access the rear of the property where it appears there may be suitable soils and a large enough area for a house well and septic. To Develop this property a wetlands Permit from the Columbia IWWC would be required and Soil Tests would have to be conducted to determine suitability for on-site septic and well. To determine suitability the owner would incur an estimated 4-5 Thousand dollars cost in engineering. To gain access to the potentially more suitable soils in the rear of the property the owner would incur the approximate costs upwards of 20, 000 over and above the costs of developing the site at the road.

Englert 007/001 36.95 acres(AKA Morasini/Hochberg)

A large portion of the property is comprised of flood plain soils there are small (spotty) sections with wetlands soils , neither of which should impede the potential for development for commercial purpose. Understanding that offset or balancing of a fill in the flood plains with the mitigation or creation, on-site, of an equal area for storing flood water equal to the amount of filling in the flood plain. This site would require permits from the IWWC and P&Z as well as the DEEP, the DEEP due to the amount of filling that would likely occur in the flood plain. Developing in a flood plain would require a special Hydraulic Analysis by a qualified Engineer at costs of greater than 5000 over and above normal site development engineering costs and construction costs that would likely require special architectural design as well as additional construction costs