

Milton Town Council
Wednesday, January 06, 2016 6:30pm
Milton Library, 121 Union Street

The meeting was recorded; the below minutes are a summary of the agenda items.

1. Call to Order

The meeting was called to order by Mayor Marion Jones at 6:30pm.

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Roll Call – Mayor Jones

Theodore Kanakos – Present

Emory West – Present

Kevin Kelly – Present

Marion Jones – Present

Michael Cote – Present

James Garde - Present

Esthelda Parker-Selby - Present

5. Additions or Corrections to the Agenda

None

6. Agenda Approval

A motion was made by Councilman West to approve the agenda; second by Vice-Mayor Parker-Selby. Motion was carried unanimously.

7. Property Value Appeals

Seth Thompson, Town Solicitor, explained the law governing the property value process. There were no questions or comments from the Mayor or Councilmembers.

The first property value appeal was presented by Fredric A. Godshall, 118 West Shore Drive. As explained by Mr. Godshall, the basis for his appeal was an undisclosed pipeline (storm drain line) that intersected through his property, which caused major problems when planning to build his home. The pipeline was never mentioned by the Realtor, or recorded as an easement, therefore not on any surveys of the property. The storm water system was still owned by Milton Properties. Dave Hickey, Town Assessor, explained that the total assessed value was in-line with the other properties within Wagamons. Mr. Thompson questioned Mr. Hickey that since the location of the pipeline limits the building area of the lot, does the land decrease in value. Mr. Hickey mentioned he would be in favor of reducing the land assessment by 10% in consideration of the unbuildable area. Mr. Godshall commented that given consideration towards the buildable versus unbuildable area due to Town Code requirements and the wetlands, there was approximately 20% of his land deemed unusable. Mr. Godshall provided a copy of the property survey. Councilman Cote' made a motion to reduce the property assessment by 20% based on unusable building space with the condition that an easement be created and recorded by Mr. Godshall; second by Councilman West. A roll call vote was taken – Mayor and Councilmembers were all in favor. Motion carried unanimously.

The second property value appeal was presented by Francis Rode III, 130 Wagamons Blvd. The appeal was based on three reasons: the value of land, other structure additions, and size of the sunroom. After general discussion, other structure additions and the size of the sunroom were removed from the appeal. Mr. Rode disagreed with the land assessment due to the market value being less than the assessment. The difference between market value and assessed value was explained. Councilman Garde made a motion to reject the appeal; second by Councilman Cote. Motion carried unanimously.

The last property value appeal was submitted by Lesa Howard, 506 Union Street, but Ms. Howard could not attend the meeting. On behalf of Ms. Howard, Dr. Rees was present to represent her appeal. As reported on the appeal form, \$650,000 assessment is excessive even in 2008-2009. Dave Hickey explained that the assessment was based on an active medical office not residential, and comparable to the medical office on Mulberry Street; a medical office is assessed at a higher per unit rate. Mayor Jones commented that the Mercer and Sydell parcel may be a good comparable to use. Dr. Rees will explain to Ms. Howard comparable medical offices should be used as supporting documentation, not residential properties. Councilman Garde made a motion to reject the appeal on the principle that the back-up data isn't relevant to the assessment, second by Councilman West. All were in favor, the motion carried unanimously.

8. Discussion and possible vote on the following:

a. Property Value Appeals

No further discussion.

9. Adjournment.

Councilman West made a motion to adjourn, second by Vice-Mayor Parker-Selby. All in favor, motion carried unanimously.

Meeting concluded at 8:39pm.