

# **BOARD OF ASSESSMENT REVIEW MEETING MINUTES**

**DATE: November 9, 2005**

**LOCATION: Municipal Court Room**

**MEMBERS PRESENT: Marilyn L. Sciarillo, Chairperson, Cornelius Collins, and Dana Horton**

**TOWN ASSESSOR: Charles E. Vacca**

**Ms. Sciarillo called the meeting to order at 3:40 p.m.**

**PETITION 26 – Galvin, Christopher B. – A/P 179/018 – 3 Water's Edge**

**Represented by Stephen McAndrew for Attorney Vincent Naccarato. Assessed Value: \$6,041,000 Comparable property - Crawford Estate, 13 Wapan Road sale pending \$6.8 million. Mr. McAndrew suggests a reduction of the current assessment by 10%.**

**PETITION 28 – The Washington Trust Co., Trustee et als (Perry Trust) – A/P 157/159 – 68 Chapman Road**

**Represented by Stephen McAndrew for Attorney Vincent Naccarato.**

**Assessed Value: \$4,065,800 Property currently listed for sale with a \$5.5 million asking price. The property abuts the Weekapaug Inn. Mr. McAndrew suggests a reduction of the current assessed value due to economical obsolescence.**

**PETITION 27 – Sculco, Thomas P. and Cynthia D. – A/P 137/026 – 77 Watch Hill Road**

**Represented by Stephen McAndrew for Attorney Vincent Naccarato. Assessed Value: \$2,527,900 Access to property is a ROW through the Watch Hill Nursing Home. Comparable properties - 127/001 site value: \$1,312,800; 172/002 site value: \$1,225,800.**

**PETITIONS 3 through 15 and 18 through 24 – Hillandale Farm Trust - Lee Knight, Trustee – A/P 132/087 through 087-19 – Buck’s Trail**

**Represented by John R. Payne, Jr., Esquire. Also present: Lee Knight, Joseph Toscano, and John Stockwell Payne.**

**Mr. Payne says the subdivision was not a legal subdivision as of 12/31/04. Should have been taxed as one parcel. Discussion about the subdivision. Joseph Toscano said they had to downsize from the original request to make less lots. A copy of a Cease and Desist Order was provided. The Board will review the project and make a decision accordingly.**

**PETITION 16 – Hillandale Farm Trust - Lee Knight Trustee – A/P  
134/002 – Off Haversham Road**

**Represented by John R. Payne, Jr., Esquire. Also present: Lee Knight, Joseph Toscano, and John Stockwell Payne.**

**Discussion about 60,000 being assigned as a building lot. A copy of RIGL 44-27.2 was provided. The Board will review and make a decision.**

**PETITION 17 – Hillandale Farm Trust - Lee Knight Trustee – A/P  
134/003A-1 – Off Haversham Road**

**Represented by John R. Payne, Jr., Esquire. Also present: Lee Knight, Joseph Toscano, and John Stockwell Payne.**

**Discussion about 60,000 being assigned as a building lot. A copy of RIGL 44-27.2 was provided. The Board will review and make a decision.**

**After the hearing, the Board made decisions on the following petitions:**

**PETITION 2 – Swan’s Way LLC – A/P 161/004 – 37 Pasadena Avenue**

**After review of the wetlands map provided by Stephen McAndrew, the Board reduced the assessed land value from 1,619,100 to 1,460,500 and the building assessed value from 80,600 to 41,800. The total assessed value was reduced from 1,699,700 to 1,502,300.**

**There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting.**

**Respectfully submitted,**

**Marilyn Sciarillo**

**Chairperson**