

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

MARCH 23, 2005

DATE: March 23, 2005

LOCATION: Municipal Court Room

**MEMBERS PRESENT: Marilyn Sciarillo, Chairman; Cornelius Collins;
Dana
Horton**

TOWN ASSESSOR: Charles E. Vacca

Ms. Sciarillo called the meeting to order at 1:05 p.m.

**The following petitioners were represented by Elizabeth Noonan,
Stanley Kantor and Stephen McAndrew:**

**PETITION 71 – CASPERSEN, BARBARA – A/P 145/004 – 61
HAVERSHAM ROAD**

**Assessed 535,600 FMV 100,000 70' 1 acre. Unbuildable, with zoning
variance problems.**

PETITION 73 – ANDOVER REALTY CORPORATION – A/P 145/003 – 63

HAVERSHAM ROAD

Assessed 525,30 FMV 100,000 70' 1 acre. Unbuildable, with zoning variance problems.

**PETITION 72 – ANDOVER REALTY CORPORATION – A/P 145/005 – 59
HAVERSHAM ROAD**

**FMV 1,112,910 - 1.87 acres. Coastal restrictions – less desirable.
2.07 Arnolda Value 2004 1,313,000**

**PETITION 74 – THE SAINTS LIMITED PARTNERSHIP – A/P 145/008 –
51 HAVERSHAM ROAD**

**FMV 3,760,600 Unusual property. 10.61 pond-front. Site value
3,490,000 side West Beach Rd, Charlestown. 3.1. Rossini Rd, Shelter
Harbor 1.7.**

**PETITION 60 – BARNEY, TINA M. ISLES – A/P 172/015 – 11 FOSTER
COVE ROAD**

5,390,000 site value. FMV 4,640,800. Site value overstated.

**PETITION 61 – HEMINWAY, TOBIN – A/P 179/026 – 41 FOSTER COVE
ROAD**

Cove area – elevated – poor topo. Bay St. sale only 32,000 sq. ft. FMV 3,547,790. Estimates site value @ 2,800,000.

PETITION 76 – NICHOLS DANE A 1993 TRUST – A/P 179/035 – 44 FOSTER COVE ROAD

Assessed val. 2,598,200. FMV 2,313,680. P/P 1,600,000 (1999). Substantial upgrades. Lands of 1.4 mill. – 1,138,000.

PETITION 74 – SHELTER HARBOR GOLF CLUB, THE – A/P 115/002 – 5355 OLD POST ROAD

Conservation easement – cottages, things related to golf course – private club. Comps. 32,000 to 140,000 per hole value. Assessed value 5,248,200. FMV 2,637,900.

PETITION 41 – DOONEY, H. PETER – A/P 180/036A – 23 NIAN TIC AVENUE

Petitioner represented by Stephen McAndrew.

5.3 million – ocean 1.88 acres. View easement.

PETITION 79 – DIMARCO, ANTONIO – A/P 140/019 – 165 SHORE ROAD

Petitioners represented by Antonio & Nunzio DiMarco.

Venice Restaurant. Andrea Hotel bldg. value 700,000. Limited business during off-season.

PETITION 81 – DIMARCO, ANTONIO – A/P 140/14 – 169 SHORE ROAD

**Motel – 46 units total. Bldg. 1.6 million - # of rooms 35,000 per unit.
Wetlands – 1 acre of usable land. Sand Castle Motel – 15,000/unit.
Sandy Shore Motel – 25,000/unit. Point One Motel 17,000/unit.
Breezeway 12,400/unit**

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

PETITION 79 – DIMARCO, ANTONIO – A/P 140/019 – 165 SHORE ROAD

Board voted no change.

PETITION 81 – DIMARCO, ANTONIO – A/P 140/14 – 169 SHORE ROAD

Board voted to reduce assessment 2,275,000 to 2,179,000.

There is no further business before the Board at this time. Ms.

Sciarillo adjourned the meeting.

Respectfully submitted,

Marilyn Sciarillo

Chairperson