

**Preston Board of Selectmen  
Regular Meeting  
Thursday, September 27, 2018  
Preston Town Hall  
6:30 pm**

**BOS Present: Robert Congdon, Michael Sinko, Lynwood Crary  
BOS Excused: None**

**Call to Order**

**1st Selectman Congdon called the meeting to order at 6:30 pm**

**Acceptance of Previous Meeting Minutes  
September 13, 2018 Special Meeting**

**A motion was made by L. Crary and seconded by M. Sinko to approve the September 13, 2018 Special Meeting Minutes as presented.**

**All in favor. Motion carries.**

**New Business**

**1. Long Range Planning Workshop – October 11**

- Former Groton Town Manager will meet with BOS on October 11<sup>th</sup> at 6:00 pm.

**2. Special Town Meeting -Referendum – October 11 – PRA reappointments**

- PRA's recommended reappointments of PRA members Joe Biber and John Harris

**A motion was made by M. Sinko and seconded by L. Crary that a Town Meeting be held on October 11, 2018 to reappoint Joe Biber and John Harris as recommended by the PRA.**

**All in favor. Motion carries**

- 1<sup>st</sup> Selectman Congdon read the call of the meeting;

***TOWN OF PRESTON  
NOTICE OF SPECIAL TOWN MEETING  
Thursday, October 11, 2018***

*The electors and those persons eligible to vote in town meetings of the Town of Preston, Connecticut, are hereby warned and notified that a Special Town Meeting will be held at the Preston Town Hall, 389 Route 2, Preston, CT on Thursday, October 11, 2018 at 7:30 pm for*

*The following purpose:*

- > *To approve the Board of Selectmen's recommended re-appointments to the Preston Redevelopment Agency per the adoption of an Ordinance Establishing a Redevelopment Agency, which was adopted at a Special Town Meeting held on April 30, 2009 and subsequently effective on May 17th, 2009:*

*Joe Biber-06/30/2023  
John Harris-06/30/2023*

*Dated at Preston, Connecticut this 27th Day of September, 2018*

**A motion was made by L. Crary and seconded by M. Sinko to approve the call of the Town Meeting.**

**All in favor. Motion carries.**

### **3. Blight**

- The passage of the Blight Ordinance has been noticed in the newspaper.
- Millie Peringer, Zoning Enforcement Officer has agreed to be Blight Officer

**A motion was made by L. Crary and seconded by M. Sinko that the responsibilities of the Town's Blight Enforcement Officer be added to the Town's Zoning Enforcement Officer job description.**

**All in favor. Motion carries.**

The BOS expressed appreciation to Millie Peringer for taking on the role of Blight Officer.

### **4. Code Revisions**

- A second workshop will be held on October 4<sup>th</sup> at 6:00 pm.

### **5. Long Range Planning – Public Works – Roads**

- 1<sup>st</sup> Selectman Congdon met with Mayor of Ledyard to discuss the collaboration.

### **6. Capital Region Council of Governments (CRCOG) - Purchasing**

- Offering Towns to join their purchasing program for \$500.00 per year.
- 21 towns have joined.

## **Old Business**

### **1. Long Range Planning workshop – September 30 – Uncas Health & Code Revision**

**A motion was made M. Sinko and seconded by L. Crary that the Board of Selectmen prepare a letter of interest that Preston may be interested in joining UNCAS Health District FY2019/2020.**

**All in favor. Motion carries.**

## **Reports**

None

**Appointments and/or Resignations**

PRA – Joe Biber – Reappointment thru 6/30/2023

PRA – John Harris – Reappointment thru 6/30/2023

**A motion was made by L. Crary and seconded by M. Sinko that the BOS recommend Joe Biber and John Harris be reappointed to serve on the Preston Redevelopment Agency. All in favor. Motion carries.**

**A motion was made by M. Sinko and seconded by L. Crary to waive Preston Polling Places on to the Agenda. All in favor. Motion carries.**

**Polling Place Study Committee**

1<sup>st</sup> Selectman Congdon explained that a Selectman and a resident are needed to serve on a Committee that will look at viable polling places in Town.

**A motion was made by L. Crary and seconded by R. Congdon to appoint Mike Sinko to the Polling Place Study Committee.**

**LC and RC in Favor.**

**MS abstained**

**Motion Carries**

**A Motion was made by M. Sinko and Seconded by L. Crary to appoint Jack Smallwood as citizen at large to the Polling Place Study Committee. All in favor. Motion carries.**

**A motion was made by L. Crary and seconded by M. Sinko to waive Tax Assessment Issue on to the Agenda. All in favor. Motion carries.**

**Tax Assessment Issue**

Frank and Kathy Capone, 177 Old Jewett City Road

Leo Dalbec, 175 Old Jewett City Road

Kathy Capone explained that their Assessment went up \$9100.00 and taxes went up \$515.00 which is 15.5% more than last year.

Millie Peringer said this was the worst Assessment/Revaluation for the Town in the history of Preston.

The Assessments were done by Municipal Services.

Leo Dalbec and the Capones have identical houses built by the same builder. Leo Dalbec's taxes went up \$700.00.

Millie Peringer told the Capone's the Revaluation was unfair and only raised ranches were affected negatively.

Kathy Capone stated that all Colonials and McMansions went down in taxes.

Millie Peringer has recommended this Revaluation be thrown out.

Based on square feet we are paying significantly more in taxes than any people.

Kathy Capone stated that you could fit 2 of her homes into Millie Peringer's home and she's paying much less in taxes.

Every Preston Selectmen's taxes went down.

Frank Capone stated that the Tax Assessor said this never should have been accepted.

Kathy Capone stated the Allards have 4 acres of land, a beautiful brick ranch with more square footage than us and they are paying \$167.00 less than last year. We are paying \$515.00 more.

M. Sinko stated to be honest, this is the first I've heard of this.

L. Crary asked if M. Sinko taxes went down.

M. Sinko replied he does not know.

Kathy Capone said she knows what each Selectman is paying from doing research.

M. Sinko said he appreciated her doing his research for him.

L. Crary stated if it's been given to an attorney we should stay out of this.

L. Crary said he does not know how much his taxes are and he will look at them tonight.

Kathy Capone stated that according to online L. Crary has an acre.

L. Crary stated I have 126 acres.

Kathy Capone stated I am talking about your home. Your house went down.

L. Crary stated I feel bad about that because my house isn't worth as much as I thought it was.

Kathy Capone stated this is not a joke.

Frank Capone stated we are trying to, within the confines of the Preston officials to do this the right way. If I could just get somebody to hold their feet to the fire. Not have everybody say "this is the first we heard of it; there is nothing we can do" Millie will send us to the BOS, the BOS sends us back to Millie, Millie will then send us to BAA, BAA tells us it is a System problem.

Kathy Capone said Mr. Sinko, you said this is the first you've heard of this. Do you mean Millie Peringer did not come to the BOS to say there is a problem with the Reval company?

L. Crary answered Millie Peringer did not want to use this Reval company when we chose it. This Reval company came in cheaper and to protect the taxpayer's money we went with the lower bid.

Frank Capone asked how about protecting the taxpayer.

1<sup>st</sup> Selectman Congdon explained the Assessor created an RFP and there were 2 respondents. There was a \$15,000 to \$25,000 difference between the 2. Millie recommended the higher priced company. The BOS had a lengthy discussion and are mandated to pick the lowest responsible bidder.

Frank Capone asked wouldn't the argument be that the Assessor is a professional and would know more than you. How would you like to ride in a submarine that was built by the lowest bidder?

1<sup>st</sup> Selectman Congdon noted the lowest responsible bidder.

Frank Capone noted that Municipal was convicted of fraud in 2004 and are currently having issues in New Haven.

Kathy Capone asked what is the Town going to do about the unfairness to a select group of people who live in this town with certain house types.

1<sup>st</sup> Selectman Congdon asked did the Board of Assessment Appeals say that they will not address your issue?

Kathy Capone answered yes, they said it is out of their hands and is really up to the Board of Selectmen.

Frank Capone stated that he knew nothing about the BAA when he went to a lawyer. I did what I was told to do; go to the Tax Assessor, go to Mr. Congdon. I did those two things. Mr. Congdon said there's nothing he could do and Millie said there's nothing she can do. All of a sudden today, out of the blue, I hear about the BAA. I saw a lawyer only after I had seen everybody I could see.

### **Tax Refunds**

1. Camper at Strawberry Park #396 -Jim & Jeannie Suraci

**A motion was made by LC and seconded by MS to refund Jim & Jeannie Suraci \$19.64 for over payment of taxes.**

**All in favor. Motion carries.**

2. Nissan Infiniti -2016 Nissa Frontier AF2

**A motion was made by LC and seconded by MS to refund Nissan Infiniti \$111.46 for over payment of taxes.**

**All in favor. Motion carries.**

3. Nissan Infiniti -2015 Nissa -Reg 7AUEU9

**A motion was made by LC and seconded by MS to refund Nissan Infiniti \$302.99 for over payment of taxes.**

**All in favor. Motion carries.**

4. Nissan Infiniti LT -2014 Nissa Path find Reg OAFDS6

**A motion was made by MS and seconded by LC to refund Nissan Infiniti \$374.05 for over payment of taxes.**

**All in favor. Motion carries.**

5. Nissan Infiniti -2016 Nissa -Rogue Reg 601XRN

**A motion was made by LC and seconded by MS to refund Nissan Infiniti \$384.20 for over payment of taxes.**

**All in favor. Motion carries.**

6. Nissan Infiniti LT -2014 Nissa -Reg OAFDS6

**A motion was made by LC and seconded by MS to refund Nissan Infiniti \$341.21 for over payment of taxes.**

**All in favor. Motion carries.**

### **Correspondence**

1. Letter from the BOF to Preston Registrar of Voters requesting the Registrar of Voters office work within its approved FY19 budget.
2. Email from Attorney Michael Collins, Halloran & Sage dated September 26, 2018 re: Preston Senior Affairs Transportation Policy.
3. Email from Tom Kasprzak, Eversource Community Relations & Economic Development Dated September 14, 2018 re: Eversource work notification
4. Letter from National Land Realty date 8/31/2018 re: purchasing land at Riverwalk.
5. Letter from the Chamber of Congress dated August 31, 2018 re: membership
6. Notice re: ADA Coordinator Training Class Series

### **Public Comment**

Andy Depta, Preston resident noted that his house assessment went down \$7,000 but his taxes went up \$500. The agent performing the assessment refused A. Depta's offer to go inside his home, and he noticed he also did not go into his neighbor's homes. There is a disparity in the fact that they did not inspect the houses.

Mike Sinko and Sean Nugent noted that they came into their homes and went through every room.

### **Adjournment**

**A motion was made by M. Sinko and seconded by L. Crary to adjourn the meeting at 7:48 pm.**

**All in favor. Motion carries.**

Respectfully submitted,

Roberta Charpentier  
recorder