

Swansea Board of Assessors

March 10, 2021

EXECUTIVE SESSION

Members Present:

Mr. Thomas Welch, Principal Assessor
Mr. Wayne Gray, Chairman
Mr. Timothy Cabral, Clerk

Members Absent:

Mr. Thomas Silvia, Vice Chairman

Enter Executive Session

5:29 P.M. Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Gray – aye

There was an ATB Hearing on Monday via Zoom. It was on Daniel Bibeau’s property. He wanted a value of \$3,000. It was previously abated to \$36,100. After the hearing it was kept at that value.

Application #7 - denied

Gary Kearny – 90 Regent Court

Mr. Welch tried to do an inspection of the property and the owner would not allow. He asked for one via Zoom or pictures and neither was done.

Timothy Cabral motioned to deny application #7 for Gary Keamy of 90 Regent Court, seconded by Wayne Gray and so voted by majority.

Application #37 - denied

Daniel Bibeau – 0 Bark Street

The application was received late.

Timothy Cabral motioned to deny application #37 for Daniel Bibeau of 0 Bark Street, seconded by Wayne Gray and so voted by majority.

Application #25 - granted

Tombstone LLC – 1492 GAR Highway

This is land on Route 6. Comps were presented for another gas station. Adjustments were able to be made to the property card.

Timothy Cabral motioned to grant application #25 for Tombstone LLC of 1492 GAR Highway to a value of \$202,300, seconded by Wayne Gray and so voted by majority.

Application #27 - denied

O N S GAR Highway

This property received a normal commercial increase.

Timothy Cabral motioned to deny application #27 for O N S GAR Highway, seconded by Wayne Gray and so voted by majority.

Application #26 - denied

1496 GAR Highway

A comp was given for Star Gas which was not comparable because they have wetlands. Land value increased because the tanks are now on it.

Timothy Cabral motioned to deny application #26 for 1496 GAR Highway, seconded by Wayne Gray and so voted by majority.

Application #31 - granted

James and Lisa Tavares – 11 Bond Street

This property should have been merged.

Timothy Cabral motioned to grant application #31 for James and Lisa Tavares of 11 Bond Street, seconded by Wayne Gray and so voted by majority.

Application #30 - granted

Dana and Evan Johnson – 0 N S Highland Road (#114)

This is a garage that was inspected and needed to be adjusted to a garage from a house. Value was \$581,300 and will be reduced to \$391,800

Timothy Cabral motioned to grant application #30 for Dana and Evan Johnson of 0 N S Highland Road (#114) to a value of \$391,800, seconded by Wayne Gray and so voted by majority.

Application #18 - denied

Holiday Inn – GAR Highway

They stated that they are down 25% revenue because of COVID. This can not apply to this Fiscal Year. It will pertain to the upcoming year.

Timothy Cabral motioned to deny application # 18 for Holiday Inn on GAR Highway, seconded by Wayne Gray and so voted by majority.

Application #19 - granted

Venus DeMilo – 75 GAR Highway

This property has been on the market since the summer. The value is at 3.7 million assessed. The building condition is lower. COVID can not be added now. Mr. Welch recommended to grant the abatement based on poor condition.

Timothy Cabral motioned to grant application #19 for Venus DeMilo of 75 GAR Highway to a value of \$2.6 million, seconded by Wayne Gray and so voted by majority.

Application #20 - denied

Interstate Motel Corp. – 75 GAR Highway

Timothy Cabral motioned to deny application #20 for Interstate Motel Corp. of 75 GAR Highway, seconded by Wayne Gray and so voted by majority.

Application #21 - denied

Lees River Realty Inc. – 50 GAR Highway

Timothy Cabral motioned to deny application #21 for Lees River Realty Inc. of 50 GAR Highway, seconded by Wayne Gray and so voted by majority.

Application #23 - denied

Gator Swansea – 207 Swansea Mall Dr.

Mr. Welch will negotiate with them.

Timothy Cabral motioned to deny application #23 for Gator Swansea of 207 Swansea Mall Drive, seconded by Wayne Gray and so voted by majority.

Application #24 - denied

Gator Swansea – 0 N S Milford Road

Mr. Welch will negotiate with them.

Timothy Cabral motioned to deny application #23 for Gator Swansea of 0 N S Milford Road, seconded by Wayne Gray and so voted by majority.

Application #22 - denied

Gator Swansea – 58 and 86 Swansea Mall Drive

Mr. Welch will negotiate with them.

Timothy Cabral motioned to deny application #22 for Gator Swansea of 58 and 86 Swansea Mall Drive, seconded by Wayne Gray and so voted by majority.

6:13 P.M. Mr. Gray requested a motion to exit executive session and adjourn.

Motion made by Mr. Cabral seconded by Mr. Gray.

Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Gray – aye.

Motion passed by majority.

Respectfully Submitted,

Katelyn Marchand

Minutes Clerk