

Town of Colebrook
Board of Assessment Appeals

March 11, 2026

2nd Floor Meeting Room

Minutes

Members present: Thomas McKeon, John Fredsall, Aden Ruwet

Others Present: Catherine Norton

Meeting called to order at 5:00

Officers elected as follows: Thomas McKeon as chairman; John Fredsall as secretary

Minutes of the September 10, 2025 meeting were approved as presented.

Appeal Hearings:

1. James & Jenny Yuan – sworn in at 5:05
 - a. Unpaved driveway
 - b. No improvements to structure
 - c. Existing septic to house
 - d. Deck reduced to 4'x4'
 - e. Wants human intervention
2. Jonathan Thompson – sworn in at 5:15
 - a. Claims market assessment not in line
 - b. Willing to have assessment remain at 136,900
 - c. Can only be sold to Brookside Farm Association members
3. Evangelia Remoundos – sworn in at 5:22
 - a. Presented market comparables
 - b. Says house is unsellable
 - c. Wants tax abatement for water runoff
4. Scott Shahmanesh & Monselete Bowden – sworn in at 5:35
 - a. Wants reduction of apartment due to smell
5. Jeanne Jones – sworn in at 5:56
 - a. Claims house is in poor condition
 - b. House is very unlevel
 - c. Assessment is not fair
6. Eric Wawryzniak – sworn in at 6:01
 - a. Driveway breakdown
 - b. Lot value not in line with others in town
 - c. Listed recent house sold
 - d. Request formally for a value of 425,000

7. Walter J. Gray Jr. – sworn in at 6:08
 - a. House went from B to B+ and one extra room
 - b. Barns are overvalued
 - c. Presented pictures of house and barn conditions
8. Debra Nyul by agent Walter J. Gray Jr. – sworn in at 6:24
 - a. Outbuildings assessed too high
 - b. Tom McKeon advised to go to Historic District Commission
9. Brookside Farm Association by agent Katy Alvord – sworn in at 6:56; Attorney William Riiska also appeared as did Tim Hitchcock who was sworn in at 7:00
 - a. States dam is liability
 - b. Owned for 100 years
 - c. Showing three dams
 - d. Attorney Riiska stated property overvalued due to dams; referenced other dams in town not taxed
 - e. Tim Hitchcocki stated the dam is to DEEP specifications
 - f. Aden Ruwet asked who owns the property and how one goes about building on property
10. Happy Home Properties LTD by agent Bonnie Nichols – sworn in at 7:33
 - a. Claims no comparable properties
 - b. Stated sale price of neighboring properties

Deliberation:

1. James & Jenny Yuan – unanimous vote for no change in assessment
2. Jonathan Thompson – unanimous vote for no change in assessment
3. Evangelia Remoundos – unanimous vote for no change in assessment
4. Scott Shahmanesh & Monselete Bowden – unanimous vote for no change in assessment
5. Jeanne Jones – unanimous vote for no change in assessment
6. Eric Wawryzniak – unanimous vote for no change in assessment
7. Walter J. Gray Jr. – unanimous vote to reduce outbuilding assessment from 65,500 to 50,500
8. Debra Nyul – unanimous vote for no change in assessment
9. Brookside Farm Association – unanimous vote for no change in assessment
10. Happy Home Properties LTD - unanimous vote for no change in assessment

Meeting was adjourned at 8:55.

Respectfully submitted,

John Fredsall
Secretary