

TAX BOARD OF REVIEW MEETING MINUTES – MARCH 15, 2023

State of Rhode Island

County of Washington

In Hopkinton on the fifteenth day of March 2023 A.D. the said meeting was called to order by Chairman Jeffrey Hall at 6:00 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02833.

PRESENT: Sitting as Board: Jeffrey Hall, Linda Diorio

Tax Assessor: Tiana Zartman

Tax Board Clerk: Alisha Wilbur

Reference: LR-6-A Owner, LLC

Attorney for the Property Owner, William Landry, was not present.

Appeal of Valuation of Lot 032/000/0001, 032/000/00004, 032/000/00006, 032/000/00008, 032/000/00010, 032/000/00012, 032/000/00014, 032/000/00016, 032/000/00017, 032/000/00019, 032/000/00021, 032/000/00023, 032/000/00025, 032/000/00027, 032/000/00030, 032/000/00032, 032/000/00034, 032/000/00036, 032/000/00038, 032/000/00040, 032/000/00041, 032/000/00042, 032/000/00044, 032/000/00046, 032/000/00048, 032/000/00050, 032/000/00052, 032/000/00054, 032/000/00056, 032/000/00058, 032/000/00060, 032/000/00062, 032/000/00063, 032/000/00065, 032/000/00067, 032/000/00068, 032/000/00069, 032/000/00070, 032/000/00071

as of 12/31/2021.

Chairman Hall made a motion to open the meeting of the Tax Board of Review; Board member Mrs. Diorio seconded that motion. Tax Assessor, Mrs. Zartman suggested to start the hearing with LR-6-A Owner LLC first as Mr. Landry, who represents the owner would not be attending. Chairman Hall confirmed he is not attending and will pass.

Mrs. Zartman mentioned to move on to the next appeal of Solar Real Estate Holdings LLC. Chairman Hall agreed and confirmed Mr. Chaudary was attending.

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Reference: Solar Real Estate Holdings LLC

Attorney for the Property Owner, Hamza Chaudary was present via teleconference.

Appeal of Valuation of Lot 003/000/0053D as of 12/31/2021.

After Chairman Hall explained the procedure of the board, the board will discuss the matter and render a decision after the meeting is closed.

Chairman Hall invited Mr. Chaudary to speak.

Mr. Chaudary spoke on behalf of the applicant, Solar Real Estate Holdings LLC, AP 3, LOT 53D. He stated to the Tax Board that he appeared before them last year with numerous arguments of why they felt the assessment was inappropriate. Mr. Chaudary stated they are currently in Superior Court regarding the appeal of this Board's prior decision with respect to the prior tax year. Mr. Chaudary explained in detail that he and the Town Solicitor are working on a proposed settlement that has not been agreed upon yet. Mr. Chaudary respectfully requested that the Tax Board deny this appeal so they can perfect their appeal to Superior Court and continue conversations with the Town's Solicitor to reach a resolution in this pending litigation. Mr. Chaudary asked if he could answer any questions.

Chairman Hall agreed with the denial of Mr. Chaudary's appeal, Chairman Hall asked Mrs. Zartman if she wanted to add anything, Mrs. Zartman stated that she is aware of the settlement agreement which would need to be approved first.

Chairman Hall said that they will table this for now and discuss after the meeting, Chairman Hall does believe that this appeal will be denied.

Reference: Gordon Excavating Inc., Donald G Gordon, Hopkinton Land 1 LLC, Atlantic Control System Inc. and James R Grundy

Attorney for the Property Owner, Robert Craven was present via teleconference.

Appeal of Valuation of Lots 018/000/00008, 018/000/00013, 018/000/00014, 011/000/00035, 007/000/00032 (owned by Atlantic Control System Inc) and 010/000/00087 (owned by James R Grundy) as of 12/31/2021.

Chairman Hall asked Mr. Craven to confirm that he heard his introduction. Mr. Craven confirmed that he heard Chairman Hall's introduction.

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Chairman Hall asked Mr. Craven to present his case.

Mr. Craven explained that he has the exact same situation as his prior counsel. Mr. Craven stated all of his matters with representation of James R Grundy, Atlantic Control System Inc., Hopkinton Land 1 LLC, Donald G Gordon and Gordon Excavating Inc. are all on appeal to Superior Court before Judge Richard E. Litch. Mr. Craven said they are still waiting for the decision from Superior Court. Mr. Craven continued to say that part of the process statutorily is that when appealing a prior year's assessment you must continue to appeal the assessment through the process until the matter has been decided by the court.

Chairman Hall agreed with Mr. Craven. Mr. Craven said he would expect the same comment to be made that was said to the previous appellant, that it would be denied for this process.

Chairman Hall asked the Tax Assessor, Mrs. Zartman if she wanted to add anything. She said no.

A MOTION WAS MADE BY JEFFREY HALL TO APPROVE THE MINUTES OF THE FEBRUARY 9, 2022 MEETING.

IN FAVOR: HALL, DIORIO

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY JEFFREY HALL TO ADJOURN THE MEETING AT 6:19 P.M.

IN FAVOR: HALL, DIORIO

OPPOSED: NONE

SO VOTED

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Decisions made by the Board for Meeting:

LR-6-A Owner, LLC AP 32 Lots: 1, 4, 6, 8, 10, 12, 14, 16, 17, 19, 21, 23, 25, 27, 30, 32, 34, 36, 38, 40, 41, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 63, 65, 67, 68, 69, 70, 71

Tax Board felt the assessment was fair.
Decision: No Change to Assessment.
Vote: Unanimous

Solar Real Estate Holdings LLC Lot 003/000/0053D

Tax Board felt the assessment was fair.
Decision: No change to Assessment
Vote: Unanimous

Gordon Excavating Inc. Lot 018/000/00008

Tax Board felt the assessment was fair.
Decision: No change to assessment
Vote: Unanimous

Donald G Gordon Lot 018/000/00013

Tax Board felt the assessment was fair.
Decision: No change to assessment
Vote: Unanimous

Hopkinton Land 1 LLC Lot 018/000/00014

Tax Board felt the assessment was fair.
Decision: No change to assessment
Vote: Unanimous

Atlantic Control Systems LLC Lots 011/000/00035 and 007/000/00032

Tax Board felt the assessment was fair.
Decision: No change to assessment
Vote: Unanimous

James R Grundy Lot 010/000/00087

Tax Board felt the assessment was fair.
Decision: No change to assessment
Vote: Unanimous

Respectfully Submitted,
Alisha Wilbur
Tax Board Clerk