

NASH Minutes  
January 21, 2009  
Wednesday  
8 pm  
Silvermine Tavern

7 - 8 pm

Explanation and Discussion of Current Revaluation of Properties—Mr. Michael Stewart,  
Tax Department, City of Norwalk

Revaluation meeting (as sent in community e-mail)

According to Michael Stewart who represented the Tax Department, revaluation, which is required by CT Statute 12-62, takes place every five years (a windshield survey) and includes a home inspection at ten years (with the homeowner's permission). Revaluation causes an equitable distribution of the tax burden. This is a market value estimate which is different from the assessment which we should expect later in February. The assessment will be 70% of that value.

In late 2007 and early 2008, commercial real estate saw a strong upswing in value in Norwalk. In part, the crisscross of major power lines attracted more businesses to Norwalk according to Mr. Stewart. This means that businesses are taking up a larger portion of the tax burden, leading to a redistribution of that tax burden.

The Silvermine area is an anomaly in that a significant percentage of the properties have gone down. The median selling value is a little under \$600,000. This is unusual because normally historic areas have a significant cachet and are more desirable to live in--this from the firm, J. F. Ryan, that performed the survey. The Hampton area of Easton receives a premium for antique houses. Location is a critical factor in sales of real estate. Other factors affect these values (like schools, flooding for instance) are not taken into account in this survey--although evidence of flooding can be submitted.

Essentially the graph displayed showed the following changes:

AAA -9.3  
AA -0.5  
A 7.2  
B -0.1 (there are very few B properties in Silvermine)

The present revaluation will stand for five years. You may access the following "tools" to check on your property value:

- 1.) terminals, sales lists and maps at the Tax Assessor's Office
- 2.) the website [norwalkct.org](http://norwalkct.org)
- 3.) comparable properties

If you wish to question your revaluation:

- 1.) request a hearing with J. F. Ryan through the Tax Department
- 2.) appeal to the Board of Assessment
- 3.) within 60 days of notice of appeal, you can file with Superior Court

October 2008 was the cutoff date for comparable sales.

8 pm

NASH meeting

#### Attendance

Present: Lee Levey, Eric Stokes, Christine Glidden, Christine Names, Sue Palinkos, Alex Modica, Leigh Finley, Leigh Grant,

Guest: Danny Grundman

Absent: Brad Hotchkiss, Kathy Karnell, Anne Carbone, Linda Lee, Heather Dunn

#### Approval of Minutes

passed with note of spelling correction to Leigh Finley's name

#### Treasurer's Report

Eric reported estimated funds of \$37,000 including the House Tour monies. Sue Palinkos noted that the last check (Ring's End) had come in.

#### Slate of NASH officers

President: Lee Levey (one year transitional term)

Vice-president: Alex Modica

Treasurer: Linda Lee

The vote was unanimous. Leigh Grant was thanked for her service to the community as former president. Mona Levey will help Linda Lee set up spreadsheets.

#### Discussion of Subcommittees

The following committees were proposed:

*Community Issues/Outreach:* would include Mayor's Preservation Neighborhood meetings, Interchange, general advice to residents, etc.

*Website:* Alex Modica and Christine Names should head due to their work on this project

*House Tour:* runs every two years so there is "downtime"

*Membership:* puts together the mailing from research, logs in and thanks returning or new members (at present, Christine Names, Heather Dunn, Leigh Grant, Alex Modica and Lee Levey are working on this)

*Historic Preservation:* continue the historic district initiative

*Legal:* review of any legal documents and any legal help hired by NASH (insurance, 501c3)

*Comstock Hill Habitat/Park:* oversee development of a wildlife habitat and walking trail

on open space on Comstock inb agreement with gas easement, etc.

#### Approval of NASH 2009 meeting dates

January 21 (special meeting due to revaluation)

February 16

March 16

April 20

May 18

June 15

July (no meeting)

August (no meeting)

September 21

October 19

November 16

December 14 (note earlier date)

Unanimously approved.

#### Discussion of donations from Historic District Initiative funds (from 2008 House Tour)

It was suggested by Leigh Grant that \$2000 could be donated to two entities who embody the proper use of funds for historic preservation:

Norwalk Preservation Trust

Carl Schmitt Foundation

The board decided on an equal split. The vote approved both but wish to consider wording for Carl Schmitt foundation at the next meeting.

One abstention: Lee Levey

#### Website Update and Vote

Christine and Alex recommended Criativadesign (reiteration of prior e-mail)

Although all proposals came at the same price, we believe that Criativadesign's all inclusive services provides ease of maintenance and will gives us the best bang for the buck including:

JavaScript flash technology allowing a prompt and reliable performance

keywords and Meta tags for search engine optimization

Website hosting (180.00/year)

least expensive hourly maintenance fee (65.00/hour)

based on websites developed, we feel Criativadesign understands and will give us the look and feel appropriate for our needs.

Discussion took place on maintenance needed (two hours a mnth), link to website, how many visitors, continuing outreach.

Vote: (in favor) Lee Levey, Christine Glidden, Christine Names, Sue Palinkos, Alex Modica, Leigh Finley, Leigh Grant

(not in favor) Eric Stokes

#### Membership Drive

Christine Names reported that the lists were made and the mailing about to be underway.

Sue Palinkos suggested a bulk mailing permit which is permitted by application to the

Post Office for larger mailing. The board decided to stay with a regular mailing because that would include returns.

Interchange Meeting

Wednesday, February 18, 2009 at 7 pm at City Hall

Perry Avenue Historic District

Eric reported that the preliminary payment had been made on the Perry Avenue nomination,

The meeting was adjourned.