
BOARD OF ASSESSMENT APPEALS
127 NORWICH AVENUE
COLCHESTER, CONNECTICUT 06415
(860) 537-7205

MEETING MINUTES

Meeting Date: Saturday, April 9, 2011

Members Present: David Anderson, Jeff Brainard and John Bogush

The meeting was called to order at 9:00 a.m. by David Anderson.

Item #2 on the agenda to approve the minutes. Jeff Brainard made a motion to accept the minutes. David Anderson seconded the motion. The minutes from the September 16, 2010 meeting were accepted as written.

Item #3 on the agenda to hear citizen's comments. There were no citizens present for the meeting.

Item #4 on the agenda to conduct scheduled hearings in regards to the 2010 Grand List specific for Real Estate and Business Personal Property.

- 1.) 705 Washington Ave LLC (represented by Mark McWilliams), owner of 117 Lebanon Avenue, appealed the value placed on the property. He stated that it is commercially zone and there are traffic issues, limited parking and no yard. He questioned why the income approach was not used. He feels the property should be valued between \$80,000 and \$120,000.
- 2.) 705 Washington Ave LLC (represented by Mark McWilliams), owner of 9 Windham Avenue, appealed the value placed on the property. He stated it is a problematic lot with no parking to accommodate a business. The front building is a multi-use building and cannot make it two apartments. The commercial side has been vacant for years. He feels the property should be valued at \$138,000.
- 3.) Tim Charlebois, owner of an unregistered motor vehicle, appealed the value placed on the vehicle. He stated the vehicle was bought at a salvage yard with plans to restore it. He feels the vehicle is worth \$250.
- 4a.) Thomas Maikshilo, owner of an unregistered motor vehicle, appealed the value place on the vehicle. He stated it is not road worthy and just used around the property. He feels the vehicle is worth \$50-\$100.

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David Anderson

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- 4b.) Thomas Maikshilo, owner of 337 McDonald Road, appealed the value placed on the property. He was questioning the increase for the 2010 Grand List.
- 5.) Christine Hanauer and Randy Seidman, owner of 187 Lebanon Avenue, appealed the value placed on the property. They stated there had been a decision made for the 2009 Grand List and questioned why it has been raised to the previous assessment for the 2010 Grand List. They feel the property should be assessed at \$105,000.
- 6.) Stephen Klusek, owner of unregistered motor vehicles, appealed the value placed on the vehicles. He stated that the vehicles are not running and nothing has changed since the last appeal. He feels the vehicles are worth \$450.
- 7.) Cedex Associates LLC (represented by Stephen Fedus), owner of 203 Amston Road, appealed the value placed on the property. He stated that there are issues from delayed maintenance and the structures are uninhabitable. He also stated that a lot of the land is wet.
- 8.) Franklin and Gail Zito, owner of 12 Freedom Way, appealed the value placed on the property. They stated the home is newly constructed and there was an assessment already established. They feel the property should be valued at \$343,000.
- 9.) Mark McWilliams was present to appeal the value on 251 Lebanon Avenue. The sale had not happened by the date of his scheduled appeal so the Board members could not hear the appeal.

Lunch break from 12:00-1:15pm

- 10.) Joe Grillo and Claudio Vecchiarino, owner of 16 Veccadola Drive, were not present for their scheduled appeal.
- 11.) Glen Gott, owner of 100 Winterberry Drive, appealed the value placed on the property. There was general discussion in regards to the comparables and pictures that were submitted. He also questioned a 3 season room being included in living area. He feels the property should be valued at \$245,000.
- 12.) Scott Zweiben, owner of 32 Farm Gate Drive, appealed the value placed on the property. There was general discussion in regards to the comparables submitted. He also questioned a 3 season room being included in living area. He feels the property should be valued at \$330,000.

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- 13.) Bartolo Gallitto, owner of 289 Chestnut Hill Road, appealed the value placed on the property. There was general discussion in regards to the comparables submitted and neighbors. He feels the property should be assessed at \$180,000.
- 14.) Robert Hodge, owner of 4 Westerly Terrace, appealed the value placed on the property. There was general discussion in regards to the comparables submitted. He stated that he had been reassessed last year because of renovations and again this year for a wood deck. He feels the property should be valued at \$208,000.
- 15.) Joseph Rzewuski, owner of an unregistered motor vehicle, appealed the value placed on the vehicle. He stated it is a project that has not been finished and is not road worthy. He feels the vehicle is worth \$300.
- 16.) Robert Nicolo, owner of 360 Old Hebron Road, appealed the value placed on the property. There was general discussion in regards to the comparables submitted. He questioned what constitutes a finished lower level. He feels the property should be valued between \$235,000 and \$250,000.
- 17.) Todd Koscinski, accountant for Down to Earthworks LLC, appealed the 25% penalty assessment for a late filing on the personal property declaration due November 1, 2010.

The Board made the following decisions in regards to appeals heard on April 9, 2011.

- 3.) Tim Charlebois, owner of an unregistered motor vehicle, to receive a decrease in assessment from \$8,610 to \$4,490. The motion was made by John Bogush and seconded by Jeff Brainard. The motion carried unanimously.
- 4a.) Thomas Maikshilo, owner of an unregistered motor vehicle, to receive a decrease in assessment from \$1,110 to \$70. The motion was made by John Bogush and seconded by Jeff Brainard. The motion carried unanimously.
- 6.) Stephen Klusek, owner of unregistered motor vehicles, to receive a decrease in assessment from \$7,130 to \$2,000. The motion was made by John Bogush and seconded by Jeff Brainard. The motion carried unanimously.
- 8.) Franklin and Gail Zito, owner of 12 Freedom Way, to receive a decrease in assessment from \$267,000 to \$243,200. The motion was made by John Bogush and seconded by Jeff Brainard. The motion carried unanimously.

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- 15.) Joseph Rzewuski, owner of an unregistered motor vehicle, to receive a decrease in assessment from \$2,110 to \$500. The motion was made by John Bogush and seconded by Jeff Brainard. The motion carried unanimously.

Jeff Brainard made a motion to adjourn. John Bogush seconded the motion. The motion passed unanimously. The meeting was adjourned at 3:30 p.m.

Respectfully submitted,



Rachel M. Lewandowski

Secretary, BAA