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

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**MEETING MINUTES**

Meeting Date: Saturday, March 31, 2012

Members Present: David Anderson, Jeff Brainard and John Malsbenden

The meeting was called to order at 9:06 a.m. by David Anderson.

Jeff Brainard made a motion to nominate David Anderson as chairman. David Anderson accepted. The third member of the Board was not present so the motion failed.

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 11, 2012 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 2011 Grand List specific for Real Estate and Business Personal Property.

1.) Joseph Rzewuski, owner of a 1978 AMC Jeep CJ5, appealed the value placed on the unregistered motor vehicle. He stated that nothing has changed from last year's appeal, but does still have plans of restoring it.

David Anderson made a statement of having a minimum assessment of \$500 for any unregistered motor vehicle that was 20 years or older. Jeff Brainard agreed.

2.) Victoria Flynn, owner of a 1998 Chevy Blazer, appealed the value placed on the unregistered motor vehicle. She stated that the vehicle no longer runs and would cost a lot of money to fix. She also stated the tires and wires would need to be replaced.

3.) Stephen Klusek, owner of a 1968 Dodge Coronet, a 1969 Chrysler Imperial and a 1970 Chrysler Newport, appealed the value placed on the unregistered motor vehicles. He stated that nothing has changed since last year's appeal.

4.) Robert Mader (represented by Joan Perkins), owner of 11 Skylark Road, appealed the value placed on the property. She stated that the house needs a lot of work and believes that if Robert was to move, the Association would tear it down and build new.

- 5.) Rebekah Arbuckle, owner of Small Business Bookkeeping Services, appealed the assessment placed on her business. She stated the website was designed by an outside company and she used her client's office for what work she did do. She questioned if she should separate the time spent on work verses personal time when filing the computer and furniture. There was general discussion in regards to the declarations filed by town businesses.
- 6.) Thomas Maikshilo, owner of a 1984 Jeep Grand Cherokee, was not present for the scheduled appeal on the unregistered motor vehicle.
- 7.) Wilbert Marvin (represented by Corrina Krepcio), owner of a 2004 Ford F250 and a 2000 Coachman Santara M-311, appealed the value placed on the unregistered motor vehicles. She stated they are both owned by his business in New London. He uses the truck to travel to and from and the camper is being repaired.
- 8.) Ellen Sharon, owner of 196 South Main Street, appealed the value placed on the property. She stated shortly after purchasing the home, she started the process to convert the building from commercial to residential. She feels the land value has never been changed to reflect that.
- 9.) David Mathier, owner of 35 Bull Hill Road, was not present for the scheduled appeal.
- 10.) 705 Washington Avenue LLC (represented by Mark McWilliams), owner of 8 Pine Road, appealed the value placed on the property. There was general discussion in regards to the Revaluation process and the appraisal that had been submitted. He stated the house has been on the market for some time.
- 11.) 705 Washington Avenue LLC (represented by Mark McWilliams), owner of 117 Lebanon Avenue, appealed the value placed on the property. He stated it's a 3-family on a small lot with no lawn on a busy street and isn't properly insulated. There was general discussion in regards to a comparable submitted, a property still on the market and Income & Expense reports.
- 12.) Lloyd Langhammer (represented by Michael Foley). Owner of 3-13/1 Gillettes Lane, was not present for the scheduled appeal.
- 13.) Louis Musinski, owner of 349 Shailor Hill Road, appealed the value placed on the property. He stated the main house has had some work done and is still in need of more. He also stated that the finished basement is more like a rec room. He stated the second building has separate central air conditioning and electrical service and is not used as a second home. There was general discussion in regards to the appraisals done for the purchase of the home and the time the property had been on the market.

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The following decisions were made in reference to the appeal hearings that were held on Saturday, March 31, 2012.

- 1.) Joseph Rzewuski, owner of a 1978 AMC Jeep CJ5, to receive a decrease in assessment from \$2,220 to \$500 for the unregistered motor vehicle. The motion was made by Jeff Brainard and seconded by Dave Anderson. The motion carried unanimously.
  
- 3.) Stephen Klusek, owner of a 1968 Dodge Coronet, a 1969 Chrysler Imperial and a 1970 Chrysler Newport, to receive a decrease in assessment from \$6,080 to \$1,500 for the unregistered motor vehicles. The motion was made by Jeff Brainard and seconded by Dave Anderson. The motion carried unanimously.

Jeff Brainard made a motion to adjourn the meeting. The motion was seconded by John Malsbenden. The meeting was adjourned at 1:04pm.

Respectfully submitted,

Rachel M. Lewandowski  
Secretary, BAA