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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, April 14, 2012

Members Present: David Anderson, Jeff Brainard

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 April 5, 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.) Leslie Curtis, owner of 110 Cato Corner Road, appealed the value placed on the property. There was general discussion in regards to a market analysis that had been done and the comparables that had been provided.
- 2.) Nikolaus or Janice Aivaliotis, owner of 137 Oak Farm Drive appealed the value placed on the property. There was general discussion in regards to an exemption that is available to home owners with geothermal heating or cooling systems.
- 3.) Zisis Alevras, owner of 711 Middletown Road, appealed the value placed on the property. There was general discussion in regards to the rents, expenses and the units with leases vs. the vacant units. He feels the property should be assessed at \$445,000.
- 4.) Dorothea Tredor (present with Beth Tredor), owner of 5-10/28 Old Hartford Road, appealed the value placed on the property. They stated that there was no change in the usage of the property, only that a name was removed. The family would like to retain farm status and continue to farm the property.
- 5.) Kenneth or Joyce Stetson, owner of 13-2/34-1 Lakeview Drive, appealed the value placed on the property. They stated that the lot is very small and only contains a holding tank for their house on the adjacent lot.

- 6.) David Mathieu, owner of 35 Bull Hill Road, appealed the value placed on his property. There was general discussion in regards to the codes on the sketch and the difference in price per square footage they may have. He feels that if he lost a portion of square footage with an error of finished vs. unfinished, his assessment should reflect that same amount of decrease.

Break for lunch from 12:00 p.m. to 1:00 p.m.

- 7.) James Frugale, owner of 80 Colchester Commons, appealed the value placed on his property. There was general discussion in regards to comparables provided and the comparisons and differences between those properties.
- 8.) Fenn Tor LLC (represented by Michael Jewell), owner of 283 South Main Street and 17/18 South Main Street, appealed the values placed on the properties. He stated that lot 18 can only be accessed from 283 South Main Street which is the parking lot for 275 South Main Street. He also stated that there are wetlands on lot 18.
- 9.) Stephen or Cathy Brown, owner of 13-2/36 Lakeview Drive, appealed the value placed on the property. The lot is located across the street from their house and has a garage and septic system on it. There was general discussion in regards to the comparable properties provided.
- 10.) Dennis McDonald, owner of 75 Chestnut Drive, appealed the value placed on the property. There was general discussion in regards to an appraisal that had been done just 4 months after the October 1 revaluation date and the difference in the values.
- 11.) Lloyd Langhammer (represented by Michael Foley), owner of 3-13/1 Gillettes Lane, appealed the value placed on the property. He stated the property is vacant and has been on the market for 4 years with decreasing asking prices. He also stated there are wetlands on the property. He feels the property should be assessed at \$50,000.
- 12.) David Haggerty, owner of 176 Stanavage Road, appealed the value placed on the property. There was general discussion in regards to an appraisal that was done January 2012, the comparables provided and the neighboring homes. He feels the property should be valued at \$275,000.
- 13.) David or Patricia Lynch, owner of 45 Fairway Drive, appealed the value placed on the property. There was general discussion in regards to the comparables provided and the changes in dimensions. They feel the property should be valued at \$265,000.
- 14.) Bernard Begin or Merilyn Gustafsen, owner of 548 Lebanon Avenue, appealed the value placed on the property. They stated that there is an easement and some wetlands leaving about 60% of the lot unusable and a shared driveway that they maintain. It was on the market for 6 months and no one looked at it.

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Jeff Brainard made a motion to adjourn the meeting. The motion was seconded by David Anderson. The meeting was adjourned at 4:00pm.

Respectfully submitted,

Rachel M. Lewandowski  
Secretary, BAA