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

MEETING MINUTES

Meeting Date: Wednesday, April 18, 2012

Members Present: David Anderson, Jeff Brainard and John Malsbenden

The meeting was called to order at 7:00 p.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 and John Malsbenden abstained. The minutes from the April 14, 2012 meeting were accepted.

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.) Wayne Crossway, owner of a Jeep Wrangler, Chevy S10 and a Chevy Bronco, appealed the value placed on the unregistered motor vehicles. He stated that he disposed of two of the vehicles and the third was never his.
- 2.) James Warren, owner of 38 Colchester Commons, appealed the value placed on the property. There was general discussion in regards to errors in the notes section on the property card and the comparables provided. He stated the only property upgrade was a new shed and the home is in need of new interior doors and updated kitchen and bath.
- 3.) Tom and Lillian Atkins, owner of 148 + 156 Wall Street, appealed the value placed on the properties. There was general discussion in regards to the history of the water problems on the property and the different offices in Town Hall that they have been to for help over the years. There was general discussion in regards to combining the lots or getting wetlands assessment. They presented pictures and a video of the water and damage. They feel the rear lot should be assessed as excess acreage and the finished basement in the house on the front lot should be assessed as unfinished basement.
- 4.) Manuel Aivaliotis, owner of 45 Oak Farm Drive, appealed the valued placed on the property. He stated that there had been an error in the square footage, but looking at the new field card, he noted that it has since been corrected. There was general discussion in regards to an exemption that is available to home owners with geothermal heating or cooling systems.

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

- 7.) Wilbert Marvin (represented by Corrina Krepcio), owner of a 2004 Ford F250 and a 2000 Coachman Santara M-311, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Saturday, April 14, 2012. John Malsbenden listened to a recording of the appeals and stated he felt comfortable to participate in the deliberations.

- 3.) Zisis Alevras, owner of 711 Middletown Road, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 14.) Bernard Begin or Merilyn Gustafsen, owner of 548 Lebanon Avenue, to receive no change in assessment. The motion was made by David Anderson and seconded by Jeff Brainard. John Malsbenden abstained.
- 10.) Dennis McDonald, owner of 75 Chestnut Drive, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 12.) David Haggerty, owner of 176 Stanavage Road, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 7.) James Frugale, owner of 80 Colchester Commons, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Wednesday, April 18, 2012.

- 1.) Wayne Crossway, owner of a Jeep Wrangler, Chevy S10 and a Chevy Bronco, to receive a decrease in assessment from \$5,250 to \$0. The motion was made by John Malsbenden and seconded by Jeff Brainard. 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 8:49 pm.

Respectfully submitted,

Rachel M. Lewandowski
Secretary, BAA