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

MEETING MINUTES

Meeting Date: Saturday, April 21, 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 18, 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.) Sharr Realty LLC (represented by Rick Sharr), owner of 119 and 139 South Main Street, appealed the value placed on the property. There was general discussion in regards to the rents and vacancies and declining income.
- 2.) S&S Worldwide Inc. (represented by Rebecca Hannah), owner of 75 Mill Street and 239 Norwich Avenue, appealed the value placed on the property. There was general discussion in regards to the properties, buildings and expansions and comparable sales that were provided. They feel the properties should be valued together at \$3,300,000.
- 3.) Genesis Health Ventures (represented by Paul Dorsi), owner of 59 Harrington Court, appealed the value placed on the property. There was general discussion in regards to how the state dictates what can be charged and reimbursed. He stated the income is similar to other Genesis facilities. He feels the property should be valued at \$2,000,000.
- 4.) Nutmeg Housing (represented by Steven Poole), owner of 500 Amston Road, appealed the value placed on the property. There was general discussion in regards to the information provided. He feels the property should be valued at \$1,300,000.
- 5.) MarGus Properties LLC (represented by Steven Poole), owner of 48 Westchester Road, appealed the value placed on the property. There was general discussion in regards to the comparable sales provided and the thought of double taxation on the land lease for the cell tower on the site. He feels the property should be valued at \$500,000.

- 6.) Magnolia Apartments LLC (represented by Steven Poole), owner of 608 Norwich Avenue, appealed the value placed on the property. There was general discussion in regards to the incomes and expenses provided. He feels the property should be valued at \$720,000.
- 7.) Linwood Development LLC (represented by Steven Poole), owner of 79 Norwich Avenue, appealed the value placed on the property. There was general discussion in regards to the incomes and expenses provided. He feels the property should be valued at \$850,000.
- 8.) 5J LLC (represented by Karen Beebe and Atty. Paige Quilliam), owner of Marvin's Used Auto Parts, appealed the value placed on the business. They stated that the equipment on the property is inventory from another business they own in town. There was general discussion in regards to pictures provided and the possibility of a few items that may be business assets.
- 9.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of Northwoods of Colchester, LLC, appealed the value placed on the business. There was general discussion in regards to the personal property declarations and the responsibilities of both the assessor's office and the business owner. They are appealing the 2010 and 2011 Grand List assessments based on such responsibilities.
- 10.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of Northwoods of Colchester, LLC, appealed the value placed on 6 separate units in the development on Lebanon Avenue. There was general discussion in regards to statutes specific to newly constructed homes without certificate of occupancies.
- 11.) Robert Sachs, owner of Cherry Hill Construction, appealed the value placed on the business. He stated that all of the equipment was removed from town before the assessment date. There was general discussion in regards to the equipment that was in town and when.

Jeff Brainard made a motion to adjourn the meeting. The motion was seconded by David Anderson. The meeting was adjourned at 1:00 pm.

Respectfully submitted,

Rachel M. Lewandowski
Secretary, BAA