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

MEETING MINUTES

Meeting Date: Thursday, April 5, 2012

Members Present: David Anderson, Jeff Brainard and John Malsbenden

The meeting was called to order at 7:00 p.m. by David Anderson.

John Malsbenden made a motion to nominate David Anderson as chairman. The motion was seconded by Jeff Brainard. David Anderson accepted.

Item #2 on the agenda to approve the minutes. Jeff Brainard made a motion to accept the minutes. John Malsbenden seconded the motion. The minutes from the March 31, 2012 meeting were accepted with the following two additions. John Malsbenden was present at the meeting at 9:50 a.m. and David Anderson excused himself from the appeal of 196 South Main Street owned by Ellen Sharon.

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.) Rodney Goldberg (represented by Atty. Mark Balaban), owner of 420 Lebanon Avenue, appealed the value placed on the property. There was general discussion in regards to an appraisal that had been done and the repairs that the house is in need of in order to be in salable condition.
- 2.) John McNichols, owner of 79 David Drive, appealed the condition of a neighboring property and the negative affect it has on his property. There was general discussion in regards to what the Town of Colchester could do in this situation.
- 3.) Carey Stollman, owner of 289 Old Hebron Road, appealed the value placed on the property. There was general discussion in regards to the Revaluation process, the Connecticut General Statutes that talk about revaluation and the errors that have been corrected on the property card. He presented the Board with an appraisal that had been done. He stated he feels the property should be valued at what he paid.

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

- 2.) Victoria Flynn, owner of a 1998 Chevy Blazer, to receive a decrease in assessment from \$3,520 to \$1,750 for the unregistered motor vehicle. The motion was made by Jeff Brainard and seconded by Dave Anderson. John Malsbenden abstained. The motion carried.
- 4.) Robert Mader (represented by Joan Perkins), owner of 11 Skylark Road, to receive a decrease in assessment from \$19,400 to \$10,500 for the property. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 5.) Rebekah Arbuckle, owner of Small Business Bookkeeping Services, to receive a decrease in assessment from \$700 to \$0. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 10.) 705 Washington Avenue LLC (represented by Mark McWilliams), owner of 8 Pine Road, to receive a decrease in assessment from \$130,800 to \$96,950. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 11.) 705 Washington Avenue LLC (represented by Mark McWilliams), owner of 117 Lebanon Avenue, to receive a decrease in assessment from \$120,800 to \$116,900. 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 5, 2012.

- 2.) John McNichols, owner of 79 David Drive, to receive no action for his appeal. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 3.) Carey Stollman, owner of 289 Old Hebron Road, to receive a decrease in assessment from \$132,200 to \$130,200. 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 9:02pm.

Respectfully submitted,

Rachel M. Lewandowski
Secretary, BAA