

BOARD OF ASSESSMENT APPEALS

Town of Colchester
127 Norwich Avenue
Colchester, CT 06415
(860) 537-7205

MEETING MINUTES

- Meeting Date:** Saturday, March 5, 2016
- Meeting Location:** Town Hall, 127 Norwich Avenue, Meeting Room 1
- Members Present:** Denise Turner, Andrew Cournoyer, Rick Konon
- Members Absent:** None

RECEIVED
 COLCHESTER, CT
 2016 MAR -8 PM 3:24
 DENISE TURNER
 TOWN CLERK

The meeting was called to order At 9:04AM by Rick Konon.

Item #2 on the agenda: to approve the minutes from the September 19, 2015 meeting and February 25, 2016 special meeting.

Rick Konon made a motion to accept the minutes. Denise Turner seconded the motion. The minutes from the September 19, 2015 meeting and February 25, 2016 special meetings were accepted.

Item # 3 on the agenda: to hear citizens comments.

There were no citizens present to give comments.

Item #4 on the agenda: to conduct scheduled hearings in regards to the **2015 Grand List** specific to Real Estate and (Business) Personal Property, and the 2014 Supplemental Motor Vehicle registered motor vehicles only.

1). Thomas Maikshilo, on behalf of **Suzanne Maikshilo**, appealed the value placed on personal property MV account located at 337 Mcdonald Rd., brief discussion regarding condition of motor vehicle and use on farm.

The Board made the following decision regarding the appeal(s) held on March 5, 2016:

1). Denise Turner made motion for Ms. Suzanne Maikshilo to receive reduced personal property assessment to 500 for MV Account. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

The Board continued with the following hearings in regards to the **2015 Grand List** specific to Real Estate and (Business) Personal Property, and the 2014 Supplemental Motor Vehicle registered motor vehicles only:

2). Jasun Klusek, on behalf of **Stephen Klusek**, appealed the value placed on personal property MV account located at 161 Lake Hayward Rd., brief discussion regarding number of and condition of motor vehicles and stated unregistered motor vehicles are not visible from the road and are being kept for sentimental reasons. The Board requested copies of assessments be submitted to them by the Assessor's Office before next meeting.

3). Timothy Crowell, on behalf of **Kendall Landscaping**, appealed the value placed on business personal property account located at 123 Gill St., brief discussion regarding removal of signage being kept for sentimental reasons, lack of business being conducted and letter from accountant stating that business has not been conducted in 14 years.

The Board made the following decision regarding the appeal(s) held on March 5, 2016:

1). Rick Konon made motion to delete personal property account **Kendall Landscaping LLC** for the 2015 grand list. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

The Board continued with the following hearings in regards to the **2015 Grand List** specific to Real Estate and (Business) Personal Property, and the 2014 Supplemental Motor Vehicle registered motor vehicles only:

4). Roger Vaill, on behalf of **R+B Vaill LLC**, appealed the value placed on business personal property account located at 36 Blueberry Ln., provided itemized list of equipment, copies of previously filed declarations, and invited inspection of property. The Board requests that a member of the Assessor staff conduct said inspection.

5). Heidi Brown and **Janice Adams**, appealed to have 8 +/- acres of land identified as Assessor's Map 5-12 Lot 1, Williams Rd., classified as Farmland pursuant to PA 490. Brief discussion that Farmland application had been denied because of inaccurate filing. An amended application was submitted at hearing. Stated that land is used for hay and is grazed by sheep, goats and pigs during the year. The Board wondered if a member of the Assessor staff would be allowed to conduct inspection of property if necessary and taxpayer was agreeable.

6). Anna Fahy, on behalf of **Warm Hands Shiatsu Therapy**, located at 108 Norwich Ave, appealed the assessed value placed on business personal property account, brief discussion regarding items used to conduct business and rental of furnished space for business from PTM, as well as hours business is conducted during the week. The Board would like to ask Ms. Fahy for a copy of her lease agreement with PTM.

7). Alyson Ayer, on behalf of **Alyson's School of Dance**, located at 381A Upton Rd., appealed the assessed value business personal property account, brief discussion regarding lease agreement of space, itemized list of equipment used in business and photos of personal property used in said business.

8). **James Melillo**, appealed the assessed value placed on real property located at 314 Westchester Rd., Assessor's Map 4W-11 Lot 36, brief discussion regarding purchase price and manner of acquisition of property through public auction. Invitation to inspect property.

9). James Melillo, on behalf of **Gloria Priam and Vineyards LLC**, appealed to have 10 +/- acres of land located at 11 Shailor Hill Rd., Assessor's Map 5-14 Lot 36-4, classified pursuant to PA 490. Brief discussion that application to have this land classified as "hay" was denied. Stated that property is being hayed annually in the Fall, (September or October) by Mr. Chris Bourque who resides at 391 Westchester Rd. (a.k.a. Assessor's Map 4W-11 Lot 4) and is the owner of Birch Pond Farm. Discussed that Mr. Bourque hays the property to feed his horses. No formal lease agreement between the parties have ever been written. Inspection would be allowed anytime. The Board requested a copy of the property record card for this property be submitted to them by the Assessor's office, before their next meeting.

10). **Gregory Royce**, appealed the assessed value placed on personal property MV account located at 92 Windham Ave., brief discussion regarding condition of and number of unregistered motor vehicles on property and previous decisions by Board of Assessment Appeals.

11). Tom Atkins, on behalf of **Lillian and Thomas Atkins**, appealed the assessed value placed on real property located at 168 Wall Street., Assessor's Map 10 Lot 9, brief discussion regarding condition of property due to foreclosure and vacancy as well as reason for purchase. Invited property to be inspected. The Board requests that a member from the Assessor's office inspect property.

BOARD OF ASSESSMENT APPEALS

Town of Colchester
127 Norwich Avenue
Colchester, CT 06415
(860) 537-7205

12). David Gesiak, on behalf of **David J. Gesiak LLC**, appealed the assessed value placed on business personal property account. Brief discussion regarding equipment, various current locations of said equipment, registration in Maine to CT and estimates of value. Invitation to inspect the equipment made by taxpayer. The Board requests a member of the Assessor's office conduct an inspection of the equipment and that taxpayer provide itemized list of equipment.

13). Kerri Gesiak, on behalf of **David and Kerri Gesiak**, appealed the assessed value placed on real property located at: 99 Cirillo Drive., Assessor's Map 1-11, Lot 9-118, brief discussion regarding condition and features of said real property in comparison to other homes of similar size.

Item #5 on the agenda: Additions.

There were no additions to the agenda.

Item #6 on the agenda: Adjourn.

Andrew Cournoyer made motion to adjourn. Rick Konon seconded the motion. All in favor. The meeting adjourned at 1:18PM.

Respectfully,



Rochelle Lambert CCMA II, AAT
Clerk, BAA