

BOARD OF ASSESSMENT APPEALS

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

MEETING MINUTES

**Meeting Date:** Saturday March 19, 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 21 PM 3:23  
TOWN OF COLCHESTER  
TOWN CLERK

The meeting was called to order at 9:13AM by Andrew Cournoyer. Rick Konon seconded.

**Item #2 on the agenda:** to approve the minutes from the March 12, 2016 meeting.

Andrew Cournoyer made a motion to accept the minutes. Rick Konon seconded the motion. The minutes from the March 12, 2016 meeting 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). Gregory Pugatch, on behalf of **Evergreen Acres LLC**, appealed assessed value of real property: Windham Ave Assessor’s Map 7-2 Lot 2B, requests 3 acres to be classified as farm land. Denise Turner states that she knows taxpayer on a personal basis. Brief discussion regarding acquisition of, location of, condition of and intended use of property.

**The following decision(s) were made with regards to the March 19, 2016 appeal hearing(s):**

1). **Evergreen Acres LLC**, real property: Windham Ave Assessor’s Map 7-2 Lot 2B, to receive reduced assessment to 49,660. Andrew Cournoyer made motion. Rick Konon seconded. All in favor. Motion carried unanimously.

**The following decision(s) were made with regards to the March 7, 2016 appeal hearing(s):**

2). **The Caring Community of CT Inc.**, real properties: 36 Briarwood Drive Assessor’s Map 2-12 Lot 1-63A, 11 Woodacres Rd Assessor’s Map 8-2 Lot 19, 63 Vancedarfied Rd Assessor’s Map 4W-5 Lot 5-43, 144 Waterhole Rd Assessor’s Map 3-20 Lot 27, 8 Stone Ridge Rd Assessor’s Map 3-20 Lot 17-2, 62 Reservoir Rd Assessor’s Map 2-2 Lot 1-2, 110 Vancedarfield Rd Assessor’s Map 4W-07 Lot 5-57 118 (7 Parcels in total) to receive: no change in assessment. Motion made by Andrew Cournoyer, seconded by Rick Konon. All in favor. Motion carried unanimously.

**The following decision(s) were made with regards to the March 12, 2016 appeal hearing(s):**

3). **Futures Inc.**, real property: 119-121 Lebanon Ave. Assessor’s Map 22 Lot 24 to receive: no change in assessment. Motion made by Andrew Cournoyer, seconded by Rick Konon. All in favor. Motion carried unanimously.

4). **The Arc New London County**, real property: 71 Harbor Rd. Assessor’s Map 5-2 Lot 14, to receive: no change in assessment. Motion made by Andrew Cournoyer, seconded by Rick Konon. All in favor. Motion carried unanimously.

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The following decision(s) were made with regards to the March 5, 2016 appeal hearing(s):

- 5). **Stephen Klusek**, personal property MV Account to receive: reduced assessment to 1500. Motion made by Rick Konon, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 6). Personal property account **R + B Valli** to receive: reduced assessment to 27,200. Motion made by Rick Konon, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 7). **Gregory Royce**, personal property MV Account, to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 8). **Tom and Lillian Atkins**, real property 168 Wall Street Assessor's Map 10 Lot 9 to receive: reduced assessment to 93,800. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 9). Personal property account **David J. Gesiak LLC**, to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 10). David and **Kerri Gesiak**, real property: 99 Cirillo Drive Assessor's Map 1-11 Lot 9-118 to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

The following decision(s) were made with regards to the March 7, 2016 appeal hearing(s):

- 11). **Commerce Center Associates LP**, real property: 188 Norwich Ave Assessor's Map 23 Lot 27 118 to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 12). Personal property account **Three Monkeys LLC**, to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

The following decision(s) were made with regards to the March 12, 2016 appeal hearing(s):

- 13). **Ralph Govoni Jr.**, personal property account, to receive: reduced assessment to 16,630. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 14). Personal property account **Baldi Real Estate Valuation**, to receive: reduced assessment to 8,660. Motion made by Andrew Cournoyer seconded by Rick Konon.
- 15). Personal property account **Cato Corner Farms**, to receive: reduced assessment to 15,240. Motion made by Andrew Cournoyer seconded by Rick Konon.
- 16). **Robert Ferrara**, personal property account to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 17). **Norman and Madelyn Legault**, real property: 133 Chestnut Hill Rd. Assessor's Map 4E-5 Lot 6-2A to receive: reduced assessment to 202,500. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 18). Personal property account **Alarm Etc.** to receive: no change in assessment. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.
- 19). Personal property account **Wolf Brook Farms** to receive: reduced assessment to 15,690 for the 2015 GL, reduced assessment to 16,030 for the 2014 GL, reduced assessment to 24,820 for the 2013 GL, and a reduced assessment to 27,320 for the 2012 GL. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

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20). Personal property account **Alyson's School of Dance** to receive: reduced assessment to 5,660. Motion made by Rick Konon. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

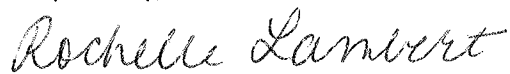
**Item #5 on the agenda:** Additions.

There were no additions.

**Item #6 on the agenda:** Adjourn.

Andrew Cournoyer made motion to adjourn. Rick Konon seconded the motion. All in favor. The meeting adjourned 11:53AM.

Respectfully,



Rochelle Lambert CCMA II, AAT  
Clerk, BAA

