

BOARD OF ASSESSMENT APPEALS

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

MEETING MINUTES

Meeting Date: Saturday March 11, 2017
Meeting Location: Town Hall, 127 Norwich Avenue, Meeting Room 1
Members Present: Denise Turner, Andrew Cournoyer, Rick Konon
Members Absent: None

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COLCHESTER, CT
2017 MAR 13 PM 12:41
Gayle Furman
GAYLE FURMAN
TOWN CLERK

Item # 1 on the agenda: Call meeting to order.

The meeting was called to order at 9:14AM by Denise Turner.

Item #2 on the agenda: to approve the minutes from the March 6, 2017 meeting.

Andrew Cournoyer made a motion to accept the minutes. Rick Konon seconded the motion. The minutes from the March 6, 2017 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: Conduct scheduled hearings on the 10/1/2016 Grand List in regards to Real Estate and Personal Property and on the 10/1/2015 Supplemental Motor Vehicle List.

1. **Mr. Jeff MacDonald**, appealed the assessed value of real property, 20 Center Court. Brief discussion regarding: square footage, number of stories, finished basements, walk out basements and assessment comparison of similarly styled homes.
2. **Mr. Desmond Williams**, appealed the assessed value of real property, Lakeview Drive Assessor's Map 13-2 Lot 35. Brief discussion regarding: challenging topography and improvements, and assessment of vacant land vs. land with improvements.
3. **Mr. Chris Barrett**, appealed the assessed value of real property, 39 Orchard Farms Rd. Brief discussion regarding: accuracy of outbuildings reflected on property record card.
4. **Mr. Charles and Mr. David Schuette**, appealed the assessed value of real property, 536 Westchester Rd. Brief discussion regarding: assessment of property with the addition of air conditioning unit.
5. **Mr. Robert Ferrara**, appealed the assessed value of personal property account UID: 20150023. Brief discussion regarding: not running business, former employment and retirement.
6. **Mr. Fred Farris**, appealed the assessed value of real property, 122 Northern Blvd. Brief discussion regarding: assessment comparison between similar homes.
7. **Mr. Alex Savitsky**, appealed the assessed value of real property, 195 Cato Corner Rd. Brief discussion regarding: land classification and assessment notice.
8. **Mr. Alex Savitsky**, appealed the assessed value of personal property UID: 20160006. Brief discussion regarding personal property related to farm.

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9. **Mr. Peter Reneson**, appealed the assessed value of real property, **Bull Hill Rd. Assessor's Map 5-19 Lot 3-2.** Brief discussion regarding: description of property, driveway access and building lot values.
10. **Mr. Wayne Crossway**, appealed the assessed value of personal property account **Alarm Etc.** Brief discussion stating that business closed and current employment with another company.
11. **Mr. Stephen Klusek**, appealed the assessed value of personal property **MV Account.** Brief discussion regarding: condition of motor vehicles and previous action by the Board.
12. **Mr. Chris Planta**, appealed the assessed value of personal property account **Agroschi Inc.** Brief discussion regarding: filing of personal property declarations and leased equipment.
13. Laura Bellotti Cardillo, Esq. on behalf of **Liberty Specialty Realty LLC**, appealed the assessed value of commercial real property **36 Broadway.** Brief discussion regarding: short and long term care facility, expenses and state reimbursements.
14. **Mr. Robert Nicolo**, appealed the assessed value of real property **360 Old Hebron Rd.** Brief discussion regarding: size and condition of property and assessments of similar styled properties.
15. **Mr. Daniel Julian**, appealed the assessed value of personal property account **Daniel Julian Electric.** Brief discussion regarding: self-employment and type of business.
16. **Mr. Joseph Stajuhar**, appealed the assessed value of real property, **11 Freedom Way.** Brief discussion regarding: assessed values of similar properties.
17. Mr. Mark Jai Hammond, on behalf of **Acadia Housing Inc.** appealed the assessed value of commercial real property **234 Dr. Foote Rd.** Brief discussion regarding: subsidized housing, income and rent caps.
18. David L. Gussack, Esq. on behalf of Mr. David Johnson of Joseph C. Sansone Company, representing:
315 COLCHESTER REALTY appealed the assessed value of commercial real property **315 Old Hartford Rd.**
J&C COLCHESTER REALTY appealed the assessed value of commercial real property, **100 OLD HARTFORD RD**
CAREFREE BUILDING CO IN appealed the assessed value of commercial real property, **79 NORWICH AVE**
INTERNATIONAL CORDAGE EAST appealed the assessed value of commercial real property, **226 UPTON RD**
INTERNATIONAL CORDAGE EAST appealed the assessed value of commercial real property, **181 UPTON RD**
INTERNATIONAL CORDAGE EAST appealed the assessed value of commercial real property, **151 UPTON RD**
GALAXY DEVELOPMENT appealed the assessed value of commercial real property, **179 LINWOOD AVE**
CAREFREE BUILDING CO INC appealed the assessed value of commercial real property, **608 NORWICH AVE**
CAREFREE BUILDING CO INC appealed the assessed value of commercial real property, **175 LEBANON AVE**
CAREFREE BUILDING CO INC appealed the assessed value of commercial real property, **48 WESTCHESTER RD**
ALPHA Q appealed the assessed value of commercial real property, **87 UPTON RD**
ANDREO FAMILY ENTERPRISES appealed the assessed value of commercial real property, **493 WESTCHESTER**
BOTTICELLO INC appealed the assessed value of commercial real property, **396 OLD HARTFORD RD**
Brief discussion regarding: current assessments, commercial climate and income approach.
19. **Mr. Alan Uliasz**, appealed the assessed value of personal property account, **Concrete Studios.** Brief discussion regarding: hobby business and full time employment elsewhere.
20. Mr. Ryan Walter of Boston Capital, on behalf of **NUTMEG HOUSING DEVELOPMENT** appealed the assessed value of commercial real property **500 AMSTON RD.** Brief discussion regarding: age restrictions, low income restrictions, rent restrictions, income approach to value and photos of subject property.

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21. Mr. Robert Sachs and Mr. David Amendola on behalf of **Cherry Hill Construction**, appealed the assessed value of personal property account Cherry Hill Construction. Brief discussion regarding: situs of equipment and filing of declarations.
22. **Mr. Ralph D. Govoni Jr.** appealed the assessed value of real property **83 Cirillo Dr.** Brief discussion regarding: increase in assessment, square footage of home and outbuildings.
23. **Mr. Ralph D. Govoni Jr.** appealed the assessed value of **personal property** located at 83 Cirillo Dr. Brief discussion regarding: use of equipment and necessity for it based on size of property, and recent sales of equipment, the same year and model.
24. Mr. Jon Hipsher, on behalf of **FIVE J LLC** appealed the assessed value of commercial real property **524 New London Rd.** . Brief discussion regarding: percentage of property being used and dwindling scrap business.
25. Paul Dorsi, Esq. on behalf of, **MCDONALDS CORP**, appealed the assessed value of commercial real property **375 South Main St.** Brief discussion regarding: useful age, renovation schedule and contributing value factors such as playground and land.
26. Paul Dorsi, Esq. on behalf of, **GENESIS HEALTH VENTURES**, appealed the assessed value of commercial real property **59 Harrington Ct.** Brief discussion regarding: modified income approach, value difference between operational vs. dark facility, and sales data from 2012 to 2014.
27. Elliott Pollack, Esq. on behalf of, **Gaia Colchester LLC**, appealed the assessed value of commercial real property **12 Balaban Rd.** Brief discussion regarding: condition of property, anticipated major expenditures, reserves for replacement and owners estimate of value.

The following decisions were made with regards to appeal hearings held March 11, 2017:

1. **Mr. Stephen Klusek**, personal property MV Account. To receive Reduced Assessment to: 1,000. Andrew Cournoyer made motion. Rick Konon seconded the motion. All in favor. The 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. Denise Turner seconded the motion. The motion carried unanimously and the meeting adjourned at: 4:40PM.

Respectfully,



Rochelle M. Lambert CCMA II, AAT
Clerk