

BOARD OF ASSESSMENT APPEALS

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

MEETING MINUTES

**Meeting Date:** Saturday March 18, 2017  
**Meeting Location:** Town Hall, 127 Norwich Avenue, Meeting Room 1  
**Members Present:** Denise Turner, Andrew Cournoyer, Rick Konon  
**Members Absent:** None

RECEIVED  
COLCHESTER, CT  
2017 MAR 23 AM 8:48  
*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK

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

The meeting was called to order at 9:16AM by Denise Turner.

**Item #2 on the agenda:** to approve the minutes from the March 11, 2017 meeting.

Rick Konon made a motion to accept the minutes. Andrew Cournoyer seconded the motion. The minutes from the March 11, 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. Attorney Robert Avena and Ms. Michele Grant, on behalf of **Caring Community** appealed the assessed value of real property, **144 WATERHOLE RD, 110 VANCEDARFIELD RD, 36 BRIARWOOD DR, 11 WOODACRES RD, 8 STONE RIDGE RD, 63 VANCEDARFIELD RD, 62 RESERVOIR RD.** Brief discussion regarding pending litigation in superior court, tax exempt statutes, non-profits, and brief description of services provided by company.
2. **Mr. Louis Musinski**, appealed the assessed value of real property, **349 Shailor hill Rd.** Brief discussion regarding square footage and use of second floor of garage as storage and features of property.
3. Mr. Brandon Bruun and Mr. Maurice Binderman, on behalf of **Ms. Bonnie Bruun**, appealed the assessed value of personal property, **MV account.** Brief discussion comparing last year assessment to this year and filing of personal property declarations.
4. **Mr. Gregory Royce**, appealed the assessed value of personal property, **MV account.** Brief discussion regarding unregistered motor vehicles and condition of vehicles on property.
5. Mr. Stephen Rau, on behalf of **Andrew Simonow**, appealed the assessed value of real property **29 Pierce LN. and Pierce Ln. Assessor's Map 17-00 Lot 9A.** Brief discussion regarding condition of property and anticipated major repairs or demolision.
6. **Ms. Susan Maustellar**, appealed the assessed value of real property account **6 Loomis Rd.** Brief discussion regarding condition of property, recent appraisal, and list of needed repairs.

BOARD OF ASSESSMENT APPEALS—TOWN OF COLCHESTER

MEETING MINUTES CON'D

7. **Mr. Joseph C. Veneziano**, appealed the assessed value of personal property **ICV Investments**. Brief discussion regarding business personal property and filing of declarations.
8. **Mr. Robert Johnston**, on behalf of **Shelley Whitmeyer and Christine Johnston** appealed the assessed value of real property **Prospect Hill Rd. Assessor's Map 5-12 Lot 16**. Brief discussion regarding location of vacant land and recent land sales for comparison.
9. **Mr. Robert Johnston**, on behalf of **Linda Johnston** appealed the assessed value of real property **Prospect Hill Rd. Assessor's Map 5-12 Lot 17**. Brief discussion regarding location of vacant land and recent land sales for comparison.
10. **Mr. Josef Kubacka** appealed the assessed value of real property, **Pickerel lake Rd. Assessors' Map 3-20 Lot 3**. Brief discussion regarding PA490 application and certified state foresters report.
11. **Mr. Brian Holder**, appealed the assessed value of real property **MV account**. Brief discussion regarding unregistered motor vehicle, condition and use on property.
12. Ms. Laura Smith and Mr. Francis Jordan, on behalf of **Mr. Sean Smith**, appealed the assessed value of personal property account **Woodfellas and MV account**. Brief discussion regarding audit findings, filing of declarations or personal property and concerns regarding potential duplicate assessment.
13. **Mr. Sam Wovkanech**, appealed the assessed value of real property, **37 Reservoir Rd.** Brief discussion regarding road frontage, topography of property, wetlands, and land values in comparison to other property.
14. Mr. John Keating, on behalf of **Keating Family Limited Partnership** appealed the assessed value of personal property **MV account**. Brief discussion regarding unregistered motor vehicle, condition and use on property.
15. **Mr. Leonard Przekopski** appealed the assessed value real property **36 Pine Rd.** Brief discussion regarding land values, PA490 classification, and sand + gravel operation.
16. **Mr. Thomas and Mrs. Lillian Atkins** appealed the assessed value of personal property, **MV account** Brief discussion regarding unregistered motor vehicle and historical motor vehicles. Additionally, Board member Rick Konon states that he knows Mr. and Mrs. Atkins personally.
17. **Ms. Lynn and Mr. John Cipriano** appealed the assessed value of real property, **28 Settlers Path** Brief discussion regarding topography of property, bordering town line
18. **Mr. Joseph Rzewski Jr.** appealed assessed value of personal property **MV Account**. Brief discussion regarding condition of unregistered motor vehicle and sentimental attachment.
19. Mr. Lance Cummings appealed the assessed value of personal property, **AIC Landscaping** Brief discussion regarding leased equipment and filing of declarations.

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

- **LIBERTY SPECIALTY REALTY LLC, 36 BROADWAY**. To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **ACADIA HOUSING INC. 234 DR. FOOTE RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **NUTMEG HOUSING DEVELOPMENT, 500 AMSTON RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

BOARD OF ASSESSMENT APPEALS—TOWN OF COLCHESTER

MEETING MINUTES CON'D

- **FIVE J LLC, 524 NEW LONDON RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **MCDONALDS CORP, 375 SOUTH MAIN ST.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **GENESIS HEALTH VENTURES, 59 HARRINGTON CT.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **GAIA COLCHESTER LLC, 12 BALABAN RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

**The following decisions were made with regards to appeal hearings held March 13, 2017:**

- **DAVID J GESIAK LLC** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

**The following decisions were made with regards to appeal hearings held March 18, 2017:**

- **Caring Community, 144 WATERHOLE RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Caring Community 110 VANCEDARFIELD RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Caring Community 36 BRIARWOOD DR.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Caring Community 11 WOODACRES RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Caring Community 8 STONE RIDGE RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Caring Community 63 VANCEDARFIELD RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Caring Community 62 RESERVOIR RD.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Mr. Gregory Royce, MV account.** To receive: NO change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Mr. Brian Holder, MV account.** To receive: a reduced assessment to 625. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Mr. Joseph Rzewski JR., MV account.** To receive: a reduced assessment to 625. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

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

There were no additions.

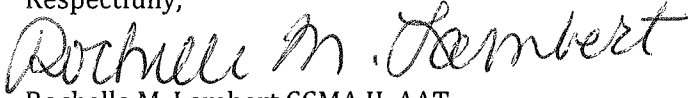
BOARD OF ASSESSMENT APPEALS—TOWN OF COLCHESTER

MEETING MINUTES CON'D

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

Denise Turner made motion to adjourn. Andrew Cournoyer seconded the motion. The motion carried unanimously and the meeting adjourned at: 4:10PM.

Respectfully,

A handwritten signature in cursive script that reads "Rochelle M. Lambert".

Rochelle M. Lambert CCMA II, AAT  
Clerk