

BOARD OF ASSESSMENT APPEALS

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

MEETING MINUTES

Meeting Date: Monday March 20, 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 28 PM 1:07
Gayle Furman
TOWN CLERK

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

The meeting was called to order at 6:38PM by Denise Turner.

Item #2 on the agenda: to approve the minutes from the March 18, 2017 meeting.

Andrew Cournoyer made a motion to accept the minutes. Rick Konon seconded the motion. The minutes from the March 18, 2017 meeting were accepted.

Denise Turner made motion to utilize BAA reserve meeting date of Monday March 27, 2017 at 6:30PM and add agenda to calendar. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.

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 Charles D. Ray, **Mr. David and Mrs. Denise Mathieu**, appealed the assessed value of real property, **35 Bull Hill Rd.** and personal property account **Wolf Brook** Farms Brief discussion regarding: grade on property card, square foot values, dates of physical inspection and filing of farm machinery exemption application. Property is currently for sale and business terminated.
2. Mr. Nick Camenker, on behalf of **S&S Worldwide** appealed the assessed value of commercial real property, **75 Mill St. and 239 Norwich Ave.** Brief discussion regarding: type of construction, use as warehouse, ceiling height, sf values, various approaches to value, including sales of vacant warehouses in the State.
3. **Ms. April Perreault**, appealed the assessed value of personal property, **Aprils Pet Sitting**. Brief discussion regarding: part time business prior to full time employment elsewhere, filing of personal property declarations and termination of business.
4. **Ms. Allison Saunders**, appealed the assessed value of personal property **Sugar and Spice Dog Grooming**. Brief discussion regarding: type of business, items used for business, filling of personal property declarations, itemized list of equipment and cost of items new.

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

- **Mr. Chris Barrett, 39 ORCHARD FARMS RD.** To receive: Reduced Assessment to: 272,700. 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

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

- **Mr. Andrew Simonow, 29 PIERCE LN.** To receive: Reduced Assessment to: 100,000. Andrew Cournoyer made motion. Denise Turner seconded the motion. Rick Konon opposed. The motion carried 2-1.
- **Mr. Andrew Simonow, PIERCE LN. ASSESSOR'S MAP 17-00 LOT 9A.** To receive: NO Change in assessment. Andrew Cournoyer made motion. Denise Turner seconded the motion. All in favor. The motion carried unanimously.
- **Ms. Susan Maustellar, 6 LOOMIS RD.** To receive: Reduced Assessment to: 148,100. Andrew Cournoyer made motion. Rick Konon seconded the motion. All in favor. The motion carried unanimously.
- **Mr. Josef Kubacka, PICKEREL LAKE RD. ASSESSORS' MAP 02-20 LOT 3.** To receive: Reduced Assessment to: 11,360. 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 20, 2017:

- **S&S Worldwide, 75 MILL ST.** To receive: NO Change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **S&S Worldwide, 239 NORWICH AVE.** To receive: NO Change in assessment. Rick Konon made motion. Andrew Cournoyer seconded the motion. All in favor. The motion carried unanimously.
- **Ms. April Perreault, APRILS PET SITTING.** To receive: Reduced Assessment to: 0. 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.

Item #6 on the agenda: Adjourn.

Andrew Cournoyer made motion to adjourn. Rick Konon seconded the motion. The motion carried unanimously and the meeting adjourned at: 8:13PM.

Respectfully,



Rochelle M. Lambert CCMA II, AAT

Clerk