



TOWN OF EAST WINDSOR

Board of Assessment Appeals

11 Rye St., Broad Brook, CT 06016-9553

Phone (860) 623-8878 / Fax (860) 623-4798

MEETING MINUTES

March 25, 2015

Mr. King called the meeting to order at 5:59 p.m. at the East Windsor Town Hall, 11 Rye Street, Broad Brook.

ATTENDANCE:

David King, Chairman

Brian Turley, Member

Lois Noble, Member

Caroline G. Madore, Assessor

MOTION:

To approve the minutes of Board of Assessment Appeals Meeting March 16, 2015

Made by Mr. Turley, seconded by Mr. King

ALL MEMBERS IN FAVOR. MOTION CARRIED.

The Board reviewed, discussed and made decisions on appeals heard with regard to the October 1, 2014 Grand List and the October 1, 2013 Motor Vehicle Supplemental List. The decisions are attached hereto and made a part hereof.

MOTION:

To adjourn at 7:03 p.m.

Made by Mr. King, seconded by Mr. Turley

ALL MEMBERS IN FAVOR. MOTION CARRIED.

Respectfully submitted,

Kristen Ciechowski

Recording Secretary

Board of Assessment Appeals - Grand List of 10/1/2014 & Motor Vehicle Supplemental of 10/1/2013													
#	Taxpayer Name	Hearing Date	#	Location or Description	M/B/L	List #	G L	Less Exmpt'ns	Net G L	BAA Adj.	New Net	Decision	Change / Reason
1	9 Thompson Road LLC	03/09/15	9	Thompson Rd.	082 / 18 / 013	2014-01-00036	713,980	0	713,980	-143,040	570,940	Granted	Per Information Provided
2	Bissell, Sally T. & DeRham Rachel T. Trustees	03/09/15	61	Kreyssig Rd.	136 / 75 / 011B	2014-01-00453	58,160	0	58,160	-55,400	2,760	Granted	Value Adjusted/Approved PA 490 Application
3	Kement, Jolanta H.	03/09/15		Depot St. (Roadway)	90 / 77 / 6	2014-01-03963	22,130	0	22,130		22,130	Denied	Fair & Equitable
4	Kement, Jolanta H.	03/09/15		Depot St. Rear (To Ellington)	90 / 77 / 6B	2014-01-03961	1,930	0	1,930		1,930	Denied	Fair & Equitable
5	Kement, Jolanta H.	03/09/15		East Rd. Rear (Cul-de-Sac)	100 / 77 / 9	2014-01-03987	930	0	930		930	Denied	Fair & Equitable
6	Kement, Jolanta H.	03/09/15	2	Quarry Rd.	90 / 77 / 6-48	2014-01-03986	20,320	0	20,320		20,320	Denied	Fair & Equitable
7	Kement, Jolanta H.	03/09/15	7	Quarry Rd.	90 / 77 / 6-01	2014-01-03964	20,380	0	20,380		20,380	Denied	Fair & Equitable
8	Kement, Jolanta H.	03/09/15	41	Quarry Rd.	90 / 77 / 9-19	2014-01-04006	20,840	0	20,840		20,840	Denied	Fair & Equitable
9	Kement, Jolanta H.	03/09/15	42	Quarry Rd.	90 / 77 / 9-20	2014-01-04007	20,780	0	20,780		20,780	Denied	Fair & Equitable
10	Kement, Jolanta H.	03/09/15	38	Sullivan Farm Rd.	100 / 77 / 9-12	2014-01-03999	40,960	0	40,960		40,960	Denied	Fair & Equitable
11	Kement, Jolanta H.	03/09/15	39	Sullivan Farm Rd.	100 / 77 / 9-13	2014-01-04000	41,120	0	41,120		41,120	Denied	Fair & Equitable
12	Kement, Jolanta H.	03/09/15	53	Sullivan Farm Rd.	110 / 77 / 6-29	2014-01-03977	22,900	0	22,900		22,900	Denied	Fair & Equitable
13	NNRC LLC	03/09/15	74	Bridge St.	111 / 03 / 008	2014-01-03136	3,050,740	0	3,050,740		3,050,740	Denied	Fair & Equitable
14	Olender, Jennifer	03/09/15	1	Shoham Rd. - Unit D		2014-02-40809	2,500	0	2,500	-1,850	650	Granted	Per Declaration Filed with Board
15	Patel, Himanshu & Manisha	03/09/15	35	North Rd.	113 / 16 / 018	2014-01-03343	434,750	0	434,750	0	434,750	Denied	Applicant did not appear - Deemed Fair & Equitable
16	Picone, Danielle	03/09/15	256	Scantic Rd.		2014-02-40869	1,660	0	1,660	-1,460	200	Granted	Per Declaration Filed with Board
17	SJK Properties LLC	03/09/15	191	Depot St.	90 / 77 / 6A	2014-01-03960	43,860	0	43,860		43,860	Denied	Fair & Equitable
18	SJK Properties LLC	03/09/15		Depot St. Rear	110 / 77 / 6-34A	2014-01-03962	6,230	0	6,230		6,230	Denied	Fair & Equitable
19	SJK Properties LLC	03/09/15		East Rd. Rear	100 / 77 / 9-2B	2014-01-04013	1,370	0	1,370		1,370	Denied	Fair & Equitable
20	SJK Properties LLC	03/09/15	4	Quarry Rd.	100 / 77 / 6-47	2014-01-03995	20,290	0	20,290		20,290	Denied	Fair & Equitable
21	SJK Properties LLC	03/09/15	6	Quarry Rd.	100 / 77 / 6-46	2014-01-03994	20,290	0	20,290		20,290	Denied	Fair & Equitable
22	SJK Properties LLC	03/09/15	8	Quarry Rd.	100 / 77 / 6-45	2014-01-03993	20,290	0	20,290		20,290	Denied	Fair & Equitable
23	SJK Properties LLC	03/09/15	9	Quarry Rd.	100 / 77 / 6-2	2014-01-03965	20,560	0	20,560		20,560	Denied	Fair & Equitable
24	SJK Properties LLC	03/09/15	10	Quarry Rd.	100 / 77 / 6-44	2014-01-03992	20,290	0	20,290		20,290	Denied	Fair & Equitable
25	SJK Properties LLC	03/09/15	11	Quarry Rd.	100 / 77 / 6-3	2014-01-03966	20,620	0	20,620		20,620	Denied	Fair & Equitable
26	SJK Properties LLC	03/09/15	12	Quarry Rd.	100 / 77 / 6-43	2014-01-03991	20,290	0	20,290		20,290	Denied	Fair & Equitable
27	SJK Properties LLC	03/09/15	13	Quarry Rd.	100 / 77 / 6-42	2014-01-03990	20,290	0	20,290		20,290	Denied	Fair & Equitable
28	SJK Properties LLC	03/09/15	14	Quarry Rd.	100 / 77 / 6-41	2014-01-03967	20,690	0	20,690		20,690	Denied	Fair & Equitable
29	SJK Properties LLC	03/09/15	15	Quarry Rd.	100 / 77 / 6-5	2014-01-03988	20,750	0	20,750		20,750	Denied	Fair & Equitable
30	SJK Properties LLC	03/09/15	16	Quarry Rd.	100 / 77 / 6-41	2014-01-03989	20,290	0	20,290		20,290	Denied	Fair & Equitable
31	SJK Properties LLC	03/09/15	17	Quarry Rd.	100 / 77 / 6-5	2014-01-03969	20,820	0	20,820		20,820	Denied	Fair & Equitable
32	SJK Properties LLC	03/09/15	18	Quarry Rd.	100 / 77 / 6-40	2014-01-03988	20,290	0	20,290		20,290	Denied	Fair & Equitable
33	SJK Properties LLC	03/09/15	19	Quarry Rd.	100 / 77 / 6-7	2014-01-03970	20,870	0	20,870		20,870	Denied	Fair & Equitable
34	SJK Properties LLC	03/09/15	20	Quarry Rd.	100 / 77 / 6-39	2014-01-03987	20,290	0	20,290		20,290	Denied	Fair & Equitable
35	SJK Properties LLC	03/09/15	21	Quarry Rd.	100 / 77 / 6-38	2014-01-03971	20,780	0	20,780		20,780	Denied	Fair & Equitable
36	SJK Properties LLC	03/09/15	22	Quarry Rd.	100 / 77 / 6-37	2014-01-03986	20,300	0	20,300		20,300	Denied	Fair & Equitable
37	SJK Properties LLC	03/09/15	23	Quarry Rd.	100 / 77 / 6-9	2014-01-03972	20,690	0	20,690		20,690	Denied	Fair & Equitable
38	SJK Properties LLC	03/09/15	24	Quarry Rd.	100 / 77 / 6-30	2014-01-03985	20,800	0	20,800		20,800	Denied	Fair & Equitable
39	SJK Properties LLC	03/09/15	25	Quarry Rd.	100 / 77 / 6-10	2014-01-03973	20,620	0	20,620		20,620	Denied	Fair & Equitable
40	SJK Properties LLC	03/09/15	26	Quarry Rd.	100 / 77 / 6-36	2014-01-03984	21,080	0	21,080		21,080	Denied	Fair & Equitable
41	SJK Properties LLC	03/09/15	27	Quarry Rd.	100 / 77 / 9-11	2014-01-03998	20,580	0	20,580		20,580	Denied	Fair & Equitable
42	SJK Properties LLC	03/09/15	28	Quarry Rd.	110 / 77 / 6-35	2014-01-03983	20,510	0	20,510		20,510	Denied	Fair & Equitable
43	SJK Properties LLC	03/09/15	31	Quarry Rd.	110 / 77 / 9-14	2014-01-04001	20,450	0	20,450		20,450	Denied	Fair & Equitable
44	SJK Properties LLC	03/09/15	33	Quarry Rd.	110 / 77 / 9-15	2014-01-04002	21,170	0	21,170		21,170	Denied	Fair & Equitable
45	SJK Properties LLC	03/09/15	34	Quarry Rd.	110 / 77 / 9-24	2014-01-04011	20,670	0	20,670		20,670	Denied	Fair & Equitable
46	SJK Properties LLC	03/09/15	35	Quarry Rd.	110 / 77 / 9-16	2014-01-04003	20,780	0	20,780		20,780	Denied	Fair & Equitable
47	SJK Properties LLC	03/09/15	36	Quarry Rd.	110 / 77 / 9-23	2014-01-04010	20,650	0	20,650		20,650	Denied	Fair & Equitable
48	SJK Properties LLC	03/09/15	37	Quarry Rd.	110 / 77 / 9-17	2014-01-04004	20,510	0	20,510		20,510	Denied	Fair & Equitable
49	SJK Properties LLC	03/09/15	38	Quarry Rd.	110 / 77 / 9-22	2014-01-04009	20,640	0	20,640		20,640	Denied	Fair & Equitable
50	SJK Properties LLC	03/09/15	39	Quarry Rd.	110 / 77 / 9-18	2014-01-04005	20,600	0	20,600		20,600	Denied	Fair & Equitable
51	SJK Properties LLC	03/09/15	40	Quarry Rd.	110 / 77 / 9-21	2014-01-04008	20,580	0	20,580		20,580	Denied	Fair & Equitable

Board of Assessment Appeals - Grand List of 10/1/2014 & Motor Vehicle Supplemental of 10/1/2013													
#	Taxpayer Name	Hearing Date	#	Location or Description	MIB/L	List #	Less		Net G L	BAA Adj.	New Net	Decision	Change / Reason
							G L	Exempt'ns					
52	SJK Properties LLC	03/09/15	43	Sullivan Farm Rd.	110 / 77 / 9-25	2014-01-04012	20,560	0	20,560		20,560	Denied	Fair & Equitable
53	SJK Properties LLC	03/09/15	44	Sullivan Farm Rd.	110 / 77 / 6-34	2014-01-03982	20,620	0	20,620		20,620	Denied	Fair & Equitable
54	SJK Properties LLC	03/09/15	45	Sullivan Farm Rd.	110 / 77 / 6-26	2014-01-03974	20,910	0	20,910		20,910	Denied	Fair & Equitable
55	SJK Properties LLC	03/09/15	46	Sullivan Farm Rd.	110 / 77 / 6-33	2014-01-03981	20,890	0	20,890		20,890	Denied	Fair & Equitable
56	SJK Properties LLC	03/09/15	48	Sullivan Farm Rd.	110 / 77 / 6-32	2014-01-03980	20,320	0	20,320		20,320	Denied	Fair & Equitable
57	SJK Properties LLC	03/09/15	49	Sullivan Farm Rd.	110 / 77 / 6-27	2014-01-03975	20,780	0	20,780		20,780	Denied	Fair & Equitable
58	SJK Properties LLC	03/09/15	50	Sullivan Farm Rd.	110 / 77 / 6-31	2014-01-03979	20,290	0	20,290		20,290	Denied	Fair & Equitable
59	SJK Properties LLC	03/09/15	51	Sullivan Farm Rd.	110 / 77 / 6-28	2014-01-03978	20,470	0	20,470		20,470	Denied	Fair & Equitable
60	SJK Properties LLC	03/09/15	52	Sullivan Farm Rd.	110 / 77 / 6-30	2014-01-03978	20,320	0	20,320		20,320	Denied	Fair & Equitable
61	Szymanski, Theodore W. Et Ux	03/09/15		Rockville Rd.	020 / 84 / 005	2014-01-04270	79,790	0	79,790	-75,060	4,730	Granted	Value Adjusted/Approved PA 490 Application
62	Apras Future	03/11/15	5	Deerfield Dr.		2014-02-40064	10,060	0	10,060	0	10,060	Denied	Applicant did not appear - Deemed Fair & Equitable
63	Baker, Patrick	03/11/15	204	Main St.		2014-02-40101	1,260	0	1,260	-1,260	0	Granted	Business did not exist as of 10/1/2014
64	Barnes, Ervin	03/11/15	27	Pleasant St. Apt. B6		2014-02-40109	4,080	0	4,080	0	4,080	Denied	Applicant did not appear - Deemed Fair & Equitable
65	Bercler, Sheryl	03/11/15	110	Green Woods Lane		2014-02-40128	2,880	0	2,880	-2,880	0	Granted	No business/equipment to report
66	BLS LLC	03/11/15	12A	Pasco Dr.		2014-02-40141	4,990	0	4,990	-4,990	0	Granted	Business Pending as of 10/1/2014
67	Drouin-Guerette, Theresa CPA	03/11/15	2D	Townhouse Rd.		2014-02-40333	1,680	0	1,680	-1,680	0	Granted	Registered CPA - Not Licensed CPA - Works on-site / not @ home
68	Eckenroth, Michael & Christina	03/11/15	2	Scott Ave.		2014-02-40353	3,860	0	3,860	0	3,860	Denied	Applicant did not appear - Deemed Fair & Equitable
69	Ellington Energy	03/11/15		Various		2014-02-40361	3,240	0	3,240	-2,450	790	Granted	Per Declaration Filed with Board
70	Galinski, John	03/11/15	227	South Main St.		2014-02-40436	4,160	0	4,160	-2,500	1,660	Granted	Decreased due to filing in Somers - Signage remained
71	Guerette, Herman	03/11/15	2D	Townhouse Rd.		2014-02-40332	8,460	0	8,460	-8,460	0	Granted	Camper Assessed in Willington, CT
72	HWB LLC	03/11/15	12A	Pasco Dr.	071 / 19 / 096	2014-01-02037	132,803	0	132,803	-12,073	120,730	Granted	Income & expense report filed
73	Nsight Systems	03/11/15	12A	Pasco Dr.		2014-02-40805	2,014	0	5,780	-4,990	790	Granted	Per Declaration Filed with Board
74	Palaukas, Loretta	03/11/15	131	Tromley Rd.	064 / 19 / 051-04	2014-01-03289	47,660	0	47,660	-28,340	19,320	Granted	Land Value Adjusted
75	Palaukas, Steven C.	03/11/15	136	Tromley Rd.		2014-02-40831	2,500	0	2,500	-2,500	0	Granted	Business Pending as of 10/1/2014
76	Jamz	03/12/15	12	Julia Crt		2014-02-40565	3,240	0	3,240	0	3,240	Denied	Applicant did not appear - Deemed Fair & Equitable
77	Kelley Carianne	03/12/15	107	Main St.		2014-02-40591	1,660	0	1,660	-1,310	350	Granted	Per Declaration Filed with Board
78	Lowell, Thomas E or Francine R	03/12/15	37	Graham Rd.		2014-02-40662	4,490	0	4,490	-3,990	500	Granted	Valued as Junk/Parts Vehicle
79	McKnight, John E.	03/12/15	27	Old Ellington Rd.		2014-02-40703	22,740	0	22,250	-21,820	430	Granted	Removed Value of Property Listed in Ellington Declaration
80	Nezhuy, Yaroslav	03/12/15	140	Regina Dr.		2014-02-40782	1,680	0	1,680	-1,370	310	Granted	Per Declaration Filed with Board
81	Nga, Ngo	03/12/15	86	Bridge St.		2014-02-40783	8,340	0	8,340	-4,990	3,350	Granted	Per Declaration Filed with Board
82	Noble, Lois M.	03/12/15	180	Wells Rd.		2014-02-40790	4,750	0	4,750	-4,750	0	Granted	Farm did not exist as of 10/1/2013
83	Page, Joseph R.	03/12/15	9	Ellsworth Rd.		2014-02-40828	3,090	0	3,090	-3,090	0	Granted	Vehicle Junked
84	Perron Robert D.	03/14/15	5	Elaine Dr.		2014-02-40858	9,380	0	9,380		9,380	Denied	Fair & Equitable
85	Powell, Elizabeth L.	03/14/15	293C	North Rd.		2014-02-40888	8,640	0	8,640		8,640	Denied	Applicant did not appear - Deemed Fair & Equitable
86	Shanley, Joshua	03/14/15	6	Hayfield Ln.		2014-02-40997	3,150	0	3,150	-2,240	910	Granted	Per Declaration Filed with Board

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87	Stronk, Brianna	03/14/15	6	Gardner St.		2014-02-41072	2,510	0	2,510	-2,510	0	Granted	Business Closed prior to 10/1/2014
88	Vadlamudi, Rajasekhar	03/14/15	808	Meadowview Dr.		2014-02-41158	4,990	0	4,990	-4,390	600	Granted	Per Declaration Filed with Board
89	Chestnut Point Realty LLC	03/16/15	171	Main St.	101 / 9 / 2	2014-01-00803	1,829,330	0	1,829,330		1,829,330	Denied	Fair & Equitable
90	Global Hill Construction Corp.	03/16/15		Various		2014-02-40467	6,480	0	6,480	-6,480	0	Granted	Business Pending as of 10/1/2014
91	Kettle Brook Realty LLC	03/16/15	96	Prospect Hill Rd.	102 / 17 / 36	2014-01-02238	4,089,130	0	4,089,130		4,089,130	Denied	Fair & Equitable
92	Lauro, Greta & Bryce	03/16/15	122	Prospect Hill Rd.		2014-02-40843	15,250	0	15,250	-2,720	12,530	Granted	Per Declaration Filed with Board