

Edmond Town Hall
45 Main Street
Newtown, CT 06470
Tel. (203) 270-4240
Fax. (203) 270- 4243
www.newtown-ct.gov



TOWN OF NEWTOWN

BOARD OF ASSESSMENT APPEALS

MINUTES

REGULAR MEETING

March 25, 2006, 9:00 A.M.

45 MAIN STREET

NEWTOWN, CT 06470

**PRESENT: CHARLES V. FRAMULARO, JR, LILLIAN STRICKLER AND
MARIANNE BROWN.**

ALSO PRESENT: THOMAS DENOTO AND PENNY TALARINO

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1. Steve J. Nicolosi, 64 Barnabas Road (RE)

Mr. Nicolosi said that his building was one of the first ones in the HVDD that meets the criteria of mixed uses (office+ warehouse), he said that the Assessor had adjusted the assessment once but it was not low enough, because it was being assessed based on the potential but not in what it was presently generating, and that it was not fair that he would have to pay taxes based on the future capabilities of the building.

2. Stephen & Susan Wisniewski, 94 Waterbury Road

Mr. Wisniewski said that he paid \$150,000.00 for his property in 2000; he said that two other homes in his neighborhood with about the same foot print; some with more land were assessed lower than his. This property was given 20% slope depreciation and 5% slope depreciation. There was an out building showing on the field card, there was also a note that the house had been remodeled in the 1980s.

3. William Leinert (PP)

Mr. Leinert did not come in, but he sent a letter; he wrote that he had only an office desk, an old computer, a file cabinet, a fax machine, a telephone and a chair. He also said that he could show evidence that his business was in Norwalk.

4. Morgan McLaughlin,

Ms. McLaughlin said that the form was not sent to the right address, that her cousin was in Canada and that was the reason

the form was not filed. She submitted paperwork from her accountant, and asked for the form to be sent to him every year, and provided his P.O. Box number.

5. Donna Mayne, agent for Francis Rogowski (PP)

Mrs. Mayne said that Mr. Rogowski was her father and he lived in the south but came to Newtown every year; she said that in order to work with her husband who was an engineer Mr. Rogowski needed a license from the State of Connecticut for insurance purposes. Mrs. Mayne said that her father did not have a business of his own in Newtown, just a license from the State to work as a helper with her husband who owned all the equipment and tools, and the business was registered in New York and not Connecticut.

6. Lawrence B. Fisher Jr., Fisher Carpentry (PP)

Mr. Fisher said he started the business as a hobby thirty years ago; he bought most of his tools then, he said that the only other thing he owned was his truck but that he paid his motor vehicle taxes. Mr. Fisher said that he did not understand the form; however he submitted a statement showing the tools he owned with what he thought it would be their present value.

7. Harold Bochino, Jr., Ace Wood Floors, (PP)

Mr. Bochino said that he had worked with his father in the flooring business for a long time; he said that he paid for his tools by doing work for him. Mr. Bochino also said that all his equipment was obsolete and had no office furniture or electronics.

8. Joseph & Kim Venezia, 7 Charlie Circle, (RE)

Mr. & Mrs. Venezia said that their house did not have as much detail as other houses in the neighborhood; they said that the assessment by the Town showed the house as being larger than what the builder told them it was when they bought it. They said that they were not disputing the assessment on the land, just the house. Board members said that the field card showed less depreciation than other houses because theirs was given a certificate of occupancy later. Mr. Venezia said that could not be the reason why the assessment was so high.

9. Asaj Properties, LLC, (PP)

Brian Risko said that Asaj Properties, LLC did not own anything; he said that Risko foundation was an existing business out of the same residence and had been declaring every year. Mr. Risko also said that the accountant marked no other business on the declaration form because

he was not the same accountant for both businesses, that Asaj Properties, LLC was a contracting business that used only a telephone and a checkbook; everything else was owned by the foundation business, and it was in partnership with someone and that was the reason why it was handled by a different accountant.

10. Peter Campbell, (PP)

Mr. Campbell said that he had a painting business, but there was no personal property involved, everything including his van was in New York State and that there were no computers or other office equipment because the bookkeeper lived in Fairfield and she did everything from her home office.

11. Mary Ondov, 6 Sugarloaf Road (RE)

Ms. Ondov said that she had been paying taxes on a three-car garage when she had a two-car garage; she said that her daughter found out about it when she was doing paperwork for insurance purposes. Ms. Ondov told the board that she called the Assessor's office and they sent somebody to inspect the site; the adjustment was made from a 3-car garage to a 2-car garage + a shed, but then the taxes were even higher and she wanted her money back. After reviewing the field card the Assessor noticed an incorrect amount noted for a deck.

12. Gary Clayton, Gray School of Irish Dance (PP)

There was a mistake in the form, the leftover costumes were noted as assets but they should have been noted as inventory.

13. Wlodziewiez Stizelecki, (PP)

Withdrawn, did not go to meeting.

14. Vivienne LeBlanc, Homextras, (PP)

Mrs. LeBlanc said that she had registered Homextras with the town to online help local residents find contractors for home projects, but the business never took off. She said that the business never existed and consequently owned nothing.

15. CEF Funding II, Inc, (PP)

A representative for the company attended the meeting and said that the equipment was actually being leased to another company but they had not been in town for two years. He said that the

A representative for the company attended the meeting and said that the equipment was actually being leased to another company but they had not been in town for two years. He said that the proper paperwork was never filed. The company had declared the equipment even after it was not in Newtown but for the second year they filed "0". The right paperwork was filed later but would still have to pay the penalty.

16. Haas Consulting Services, LLC (PP)

Alan Clavette represented Hass consulting Services, LLC and said that the business had moved from Berkshire Road to a home office. He had submitted the declaration form on time showing that the business had downsized but a detailed sheet required by the Assessor got lost in the process; Mr. Clavette submitted the detailed sheet at the meeting.

17. Joseph Cornaechia, (PP)

Filed with "0" because his horse died.

Decisions

1. Steve J. Nicolosi, 64 Barnabas Road (RE)

The Board upheld the assessment by the Town

2. Stephen & Susan Wisniewski, 94 Waterbury Road

5% slope adjustment

3. William Leinert (PP)

Adjusted to \$300.00 plus 25% penalty

4. Morgan McLaughlin,

Adjusted to \$35,000.00 plus 25% penalty

5. Donna Mayne, agent for Francis Rogowski (PP)

Assessment adjusted to "0"

6. Lawrence B. Fisher Jr., Fisher Carpentry (PP)

Adjusted to \$640.00 plus 25% penalty

7. Harold Bochino, Jr., Ace Wood Floors, (PP)

Adjusted to \$319.00 plus 25% penalty

8. Joseph & Kim Venezia, 7 Charlie Circle, (RE)

The Board upheld the assessment by the Town

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9. Asaj Properties, LLC, (PP)
Assessment adjusted to "0"

10. Peter Campbell, (PP)
Assessment adjusted to "0"

11. Mary Ondov, 6 Sugarloaf Road (RE)
Adjusted to \$266,200.00

12. Gary Clayton, Gray School of Irish Dance (PP)
Adjusted to \$6,730.00

13. Wlodziwievz Stizelecki, (PP)
Assessment adjusted to "0"

14. Vivienne LeBlanc, Homextras, (PP)
Assessment adjusted to "0"

15. CEF Funding II, Inc, (PP)
Assessment adjusted to "0"

16. Haas Consulting Services, LLC (PP)
Assessment adjusted to \$4,620.00

17. Joseph Cornaechia, (PP)
Assessment adjusted to "0"

Decision tabled from 03/23/06

Dayton Carpentry
Assessment adjusted to \$300 plus 25% penalty

Jeffrey Moudard, 10 Hanover Road
Mr. Moudard had agreed to allow an inspection by the Assessor but on the set date the Assessor called and he said that it would not be possible.

Gelding Hill Road
Assessment adjusted to \$340,480.00

Neil Construction, LLC

Assessment adjusted to \$1,249.00

Charter Ridge

Assessment adjusted to \$615,560.00

142 Edge Lake Drive

Topographic depreciation adjusted to 15%

Judith Holmes

Adjustment to reflect that the horses are not in Newtown

Motor Vehicle list was corrected

Real estate adjustment to various properties in Town

Personal properties errors were addressed

Angelica Miller, Clerk