



Minutes of the April 1, 2023 Regular Meeting of the Board of Assessment Appeals

Members Present: Chris Mathieu, Rich Higley, Frank Gerratana, and Ron White.

Staff Present: David Gardner, Assessor and Marcy Miller, Assistant Assessor

Appellants

Beginning at 9:00 AM, the board met at the front entrance to the town office building at the beginning of the meeting for the purpose of hearing one 2022 motor vehicle assessment, and then continued the meeting in the Town Council Chamber. The motions are recorded with their corresponding appeal and not necessarily in chronological order, as the appeals are.

- 1) R. Higley and F. Gerratana viewed the 2014 Porsche appealed by Michael Michigami. R. Higley made and F. Gerratana seconded a motion to deny the appeal. Passed 4-0.
- 2) The board heard Mr. Michigami's appeal on his property at 2 Langley Park. C. Mathieu's motion, R. Higley second, to change the construction to wood frame/masonry veneer and the value to \$1,150,700 passed 4-0.
- 3) Constance Weiskopf was heard on her property at 303 Old Mountain Rd and the board approved the motion of C. Mathieu, F. Gerratana second to change the condition to average and the value to \$634,400, 4-0.
- 4) Frank Iacovella, with David was heard on his property at 73 Woodruff Rd and the board approved C. Mathieu's motion, R. Higley second, to change the construction to wood frame/masonry veneer and the condition of the "components" to average and the value to \$473,600, 4-0.
- 5) The board heard from Gary Pawlik on his properties at 367 Colt Highway and 8130 Colt Highway.
 - a) R. Higley made and F. Gerratana seconded a motion to change the adjustment on the lot value from -15% to -20% for traffic and the value of 367 Colt Highway to \$306,300. Passed 4-0.
 - b) C. Mathieu made and F. Gerratana seconded a motion to change the location adjustment on the lot value from -10% to -15% and the value of the parcel to \$72,900. Passed 4-0.
- 6) The board heard the appeal of Richard Schirano on his property at 3 Weeping Willow Ct. R. White made and F. Gerratana seconded a motion to deny the appeal. Passed 4-0.
- 7) The board heard the appeal of Thomas Marino on his property at 149 Oakridge. R. White made and F. Gerratana seconded a motion to deny the appeal. Passed 4-0.
- 8) The board heard the appeal of Roberto Sirica on his property at 2 Ingelside. R. Higley made and F. Gerratana seconded a motion to offset the +10% lot adjustment to a net zero adjustment and a value of \$940,500. Passed 4-0.





- 9) The board heard the appeal of Kishore Viswanathan on his property at 8 Green Woods Lane. C. Mathieu made and R. Higley seconded a motion to change the condition of the house from good to average and the value to \$444,500. Passed 4-0.
- 10) The board heard the appeal of Kevin Wilson and Victoria Urrutia on their property at 8 Oxford Rd. C. Mathieu made and R. Higley seconded a motion to change the house condition to fair resulting a value of \$743,700. Passed 4-0.
- 11) The board heard the appeal of Janet Hundley on her property at 14 Townsend Rd. R. Higley made and F. Gerratana seconded a motion to change the construction type to wood frame/masonry veneer and the value to \$1,242,700. Passed 4-0.
- 12) The board heard the appeal of Garret Maino on his property at 25 Sturbridge Lane and approved R. Higley's motion, F. Gerratana second, to change the house condition to average resulting in a value of \$611,000. Passed 4-0.
- 13) The board heard the appeal of Nita Duenas on her property at 6 Peachtree Terrace. C. Mathieu made and F. Gerratana seconded a motion to deny the appeal and it passed 4-0.
- 14) Paul Kramer appeared on his property at 220 River Rd. C. Mathieu made and R. Higley seconded a motion to apply 10% economic depreciation to the building resulting in a market value for the property of \$286,300 and it passed 4-0.
- 15) The board heard the appeal of Sujoy Bhattacharya on 3 Brittany Lane. C. Mathieu made and R. Higley seconded a motion to change the quality grade of the house from B to B- and the total property value to \$536,200. Passed 4-0.
- 16) The board heard the appeal of Hugo and Lisa Soares on their property at 11 Chiltern St. C. Mathieu made and R. Higley seconded a motion to change the condition to average and the value to \$838,000. Passed 4-0.
- 17) The board heard from David and Cynthia Anderson on their property at 36 Garden Gate. C. Mathieu made and R. Higley seconded a motion to remove the plus 10% lot adjustment resulting in a total value of \$765,400. Passed 4-0.
- 18) The board heard from Michael Anderson on his property at 55 Somersby Way. The board approved a motion, C. Mathieu, R. Higley second to change the condition to average and the value to \$1,246,100, 4-0.
- 19) The board heard the appeal of Michael Metayer on his property at 5 South Ridge Rd. R. White moved and F. Gerratana seconded a motion to deny the appeal and it passed 4-0.
- 20) The board heard the appeal of John and T. Kathleen Jacobsen on their property at 162 River Rd. C. Mathieu made and R. Higley seconded a motion to change the quality grade from C to C-, the condition from good to average and to apply a further -5% to the lot value for traffic, resulting in a total value of \$296,000. Passed 4-0.
- 21) The board heard from Terrijean Erasmus on her property at 18 Old Village La. The board approved R. White's motion, F. Gerratana second, to reduce the value by removing the "outbuilding" value. The motion passed 3-0-1 with R. Higley abstaining. The resulting value is \$440,100.





- 22) The last appeal of the day was from Elizabeth Riordan on her property at 4 Grosvenor Place. The board approved C. Mathieu’s motion, R. Higley second to apply an additional 2% depreciation to the value of the house and a value of \$929,400. Passed 4-0.
- 23) The board approved R. Higley’s motion, R. White second to approve the minutes of the March 21, 2023 meeting as presented. Passed 4-0.

The board completed its decisions that had been held over from the March 21, 2023 regular meeting, pending additional information or appraisals.

- 24) In the matter of the Hartford Baking Company, LLC’s personal property assessment, the board approved C. Mathieu’s motion, R. White second to use the appellant’s numbers (supplied since the appeal was heard) 4-0.
- 25) From the March 21 minutes:
 “Attorney Mark Balaban appeared on behalf of Yong Qing Liu on property at 34 Timberline Dr and 6 Grandview Dr 29C and on property of Rachel Wang and Yong Qing Liu at 5 Farmington Meadow Dr. and 15 Townsend Rd. Attorney Balaban indicated that the appeal on 6 Grandview Dr 29C is being withdrawn. He has appraisals ordered on the other three properties, but they are not yet complete other than a verbal estimate of \$200,000 for 5 Farmington Meadow Dr. The board deferred action pending receipt of the appraisals.” The board received the appraisals, deliberated and took the following actions:
 - a) R. Higley made and F. Gerratana seconded a motion to deny the appeal on 34 Timberline Dr. Passed 4-0.
 - b) Changing the construction from masonry to wood frame/masonry veneer resulted in a reduction in value from \$1,112,700 to \$1,074,300 for 15 Townsend Rd and the board approved that new value on C. Mathieu’s motion, seconded by(R. Higley) , 4-0.
 - c) C. Mathieu made and R. White seconded a motion to reduce the value of 5 Farmington Meadow Dr by \$5,000 (to \$207,600) and it passed 4-0.

The board completed its deliberations and took action as noted above. The board adjourned at approximately 6:20 PM.

Respectfully submitted,

David Gardner, Assessor
As clerk for the board

April 4, 2023, 9:25 PM Subject to approval,
Value on #17 revised from \$765,000 to \$765,400 4/5/2023 2:00 PM - MM
Value on #18 revised from \$1,246,000 to \$1,246,100 4/5/2023 2:05 PM MM
Approved 4/6/2023

