

---

**BOARD OF ASSESSMENT APPEALS**  
127 NORWICH AVENUE  
COLCHESTER, CONNECTICUT 06415  
(860) 537-7205

---

Received for record at Colchester, Conn.  
on May 1, 2012 at 10:44 a.m.  
Attest, Nancy A. Bray, Town Clerk

**MEETING MINUTES**

Meeting Date: Monday, April 30, 2012

Members Present: David Anderson, Jeff Brainard, John Malsbenden

The meeting was called to order at 6:00 p.m. by David Anderson.

Item #2 on the agenda to approve the minutes. Jeff Brainard made a motion to accept the minutes. David Anderson seconded the motion. The minutes from the April 26, 2012 meeting were accepted.

Item #3 on the agenda to hear citizen's comments. There were no citizens present for the meeting.

Item #4 on the agenda to conduct scheduled hearings in regards to the 2011 Grand List specific for Real Estate and Business Personal Property.

1.) Christine Foley, owner of 344 Dr Foote Road, appealed the value placed on the property. She stated there is no finished basement and would like the assessment to reflect.

The following decisions were made in reference to the appeal hearings that were held on Saturday, March 31, 2012.

8.) Ellen Sharon, owner of 196 South Main Street, to receive a decrease in assessment from \$318,400 to \$253,300. The motion was made by Jeff Brainard and seconded by John Malsbenden. David Anderson abstained. The motion carried.

13.) Louis Musinski, owner of 349 Shailor Hill Road, to receive a decrease in assessment from \$266,500 to \$258,100. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Thursday, April 5, 2012.

1.) Rodney Goldberg (represented by Atty. Mark Balaban), owner of 420 Lebanon Avenue, to receive a decrease in assessment from \$281,600 to \$239,000. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Saturday, April 14, 2012.

- 1.) Leslie Curtis, owner of 110 Cato Corner Road, to receive no change in assessment. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 2.) Nikolaus or Janice Aivaliotis, owner of 137 Oak Farm Drive, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 4.) Dorothea Tredor (present with Beth Tredor), owner of 5-10/28 Old Hartford Road, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 5.) Kenneth or Joyce Stetson, owner of 13-2/34-1 Lakeview Drive, to receive a decrease in assessment from \$39,600 to \$0 as the lot was combined with 163 Lakeview Drive. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 6.) David Mathieu, owner of 35 Bull Hill Road, to receive a decrease in assessment from \$389,700 to \$386,900. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 8.) Fenn Tor LLC (represented by Michael Jewell), owner of 283 South Main Street and 17/18 South Main Street, to receive a decrease in assessment from \$34,600 to \$0 and \$141,800 to \$0 as the lots were combined with 275 South Main Street. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 9.) Stephen or Cathy Brown, owner of 13-2/36 Lakeview Drive, to receive a decrease in assessment from \$76,300 to \$34,800. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 11.) Lloyd Langhammer (represented by Michael Foley), owner of 3-13/1 Gillettes Lane, to receive a decrease in assessment from \$63,600 to \$54,600. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 13.) David or Patricia Lynch, owner of 45 Fairway Drive, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

Elin Baroni, New Britain Hunting + Fishing, Gary or Patricia Gallucci and Mike Bucior were not present for their scheduled appeals and were unable to reschedule. Therefore the Board took no action on their appeals.

Board of Assessment Appeals

Page 3

April 30, 2012

The following decisions were made in reference to the appeal hearings that were held on Wednesday, April 18, 2012.

- 2.) James Warren, owner of 38 Colchester Commons, to receive a decrease in assessment from \$66,700 to \$59,500. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 3.) Tom and Lillian Atkins, owner of 148 + 156 Wall Street, to receive a decrease in assessment from \$48,000 to \$3,100 and \$241,700 to \$235,600. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 4.) Manuel Aivaliotis, owner of 45 Oak Farm Drive, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Saturday, April 21, 2012.

- 1.) Sharr Realty LLC (represented by Rick Sharr), owner of 119 and 139 South Main Street, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 2.) S&S Worldwide Inc. (represented by Rebecca Hannah), owner of 75 Mill Street and 239 Norwich Avenue, to receive no change in assessments. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 3.) Genesis Health Ventures (represented by Paul Dorsi), owner of 59 Harrington Court, to receive no change in assessment. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 4.) Nutmeg Housing (represented by Steven Poole), owner of 500 Amston Road, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 5.) MarGus Properties LLC (represented by Steven Poole), owner of 48 Westchester Road, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 6.) Magnolia Apartments LLC (represented by Steven Poole), owner of 608 Norwich Avenue, to receive no change in assessment. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.

Board of Assessment Appeals

Page 4

April 30, 2012

- 7.) Linwood Development LLC (represented by Steven Poole), owner of 79 Norwich Avenue, to receive no change in assessment. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 8.) 5J LLC (represented by Karen Beebe and Atty. Paige Quilliam), owner of Marvin's Used Auto Parts, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 9.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of Northwoods of Colchester, LLC, to receive no change in assessment. The motion was made by Jeff Brainard and seconded by John Malsbenden. The motion carried unanimously.
- 10a.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of 33 Northern Blvd, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 10b.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of 2 Granite Ct, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 10c.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of 29 Northern Blvd, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 10d.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of 24 East Ct, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 10e.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of 26 Granite Ct, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 10f.) Alan Williams (represented by Atty. Dorian Famiglietti), owner of 27 Granite Ct, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 11.) Robert Sachs, owner of Cherry Hill Construction, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Thursday, April 26, 2012.

- 2.) Thomas Accardi (represented by Raymond Wachtarz), owner of 284 Halls Hill Road, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 3.) Susan Mende, owner of 39 Jaffe Terrace, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.
- 4.) James McNair, owner of 19 Esther Lane, to receive no change in assessment. The motion was made by Jeff Brainard and seconded by David Anderson. John Malsbenden abstained. The motion carried.
- 5.) Commerce Center LLC (represented by Lauren Elliott), owner of 188 Norwich Avenue, to receive no change in assessment. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

The following decisions were made in reference to the appeal hearings that were held on Thursday, April 30, 2012.

- 1.) Christine Foley, owner of 344 Dr Foote Road, to receive a decrease in assessment from \$216,000 to \$211,600. The motion was made by John Malsbenden and seconded by Jeff Brainard. The motion carried unanimously.

John Malsbenden made a motion to adjourn the meeting. The motion was seconded by Jeff Brainard. The meeting was adjourned at 7:53 pm.

Respectfully submitted,

  
Rachel M. Lewandowski  
Secretary, BAA