



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

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2023 MAR 15 PM 2:06
Gayle Furrman
TOWN CLERK

BOARD OF ASSESSMENT APPEALS MEETING MINUTES

Date: March 11, 2023

Time: 9:00 am Town Hall

Members in Attendance: Andrew Cournoyer, Robert Durnik, BOS Liaison Denise Turner & Karen Godbout

Members Absent: None

Others Present: None

1. **Call to order** – Chairperson Godbout called the meeting to order at 9:00 am.
2. **Approve minutes from meeting on MAR 2, 2023:** K. Godbout motioned to approve minutes from the MAR 2, 2023 meeting, seconded by R Durnik. Vote was unanimous. A. Cournoyer abstained - **MOTION CARRIED.**
3. **Citizens Comments:** There were no citizens present for comments
4. **Hear Scheduled Appeals for taxpayers that filed a written appeal petition with the Board by February 17, 2023 which were approved. Such appeals pertain to the October 1, 2022 Real Estate and Personal Property Grand Lists and the supplemental MV Grand List that was mailed out in DEC 2022.**

The following appeal hearings were held on March 11, 2023:

Appellant	Info on Appeal	Hearing information	BAA comments
Laurent H & Karen J Bouley P O Box 261 Colchester, CT 06415 RE: 73 School Road Map/Lot: 03-13/ 016-021	Bank appraisal submitted with appeal	Property owner sworn in. No additional documentation was provided. The appellants did let us know the house was leveled due to a house fire.	
Matt Gustafson 48 Westchester Road Colchester, CT 06415 mtbpropertiesofCT@gmail.com RE: 108 Halls Hill Map/Lot: 18.00 / 056.000	Commercial Property – Restaurant -	Property lease was provided,	
Gifts On the Green 44 Main Street Colchester, CT 06415 Jessica M Stone giftsonthegreenct@gmail.com 860-908-9786		No show to scheduled BOAA hearing	NO SHOW – Appellant failed to show up therefore there was no hearing, no action, and no judgement.
Christopher Reichardt James Callaghan (Attorney) 119 Deer Run Drive Colchester CT 06415 Cottage Grove Landscaping 860-895-3913		No PP declaration was provided at the meeting. Tax office documentation which was distributed. No bearing on situation.	No Change to assessment

Colleen Tomlinson 164 Deer Run Drive Colchester, CT 06415 RE: 164 Deer Run Drive Colchester, CT 06415 Map/Lot: 07-10 045-069		Neighborhood comps were provided – bought the house for 382500 and assessed for 370100	No Change to assessment
M&J Bus Inc P. O. Box 801 Old Saybrook, CT 06475 Jon Hipsher jhipsher@mjbusiness.com 860-250-0870			BOAA agreed to decrease the net assessment by \$5,000.00
Donald Sheak 23 Harbor Road Colchester, CT 06415 RE: Harbor Electrical Contractors Inc harborelectrical@hotmail.com 860-303-1578		Need to remove his ex wife off the business documentation – willing to provide the PP declaration – how does he stop the clock – had a PP with him and had some more questions -	
Higgins Enterprises Inc 68 Middletown Avenue East Hampton, CT 06424 RE: 639 Old Hartford Road Colchester, CT 06415 Michael Collins, Halloran & Sage 225 Asylum Street Hartford, CT 06103 collins@halloransage.com 860-297-4697		No show to scheduled BOAA hearing	NO SHOW – Appellant failed to show up therefore there was no hearing, no action, and no judgement.
Hallelujah Sports LLC 8 Cobbleway Unit 1 Colchester, CT 06415 Kimberly Cale 8 Cobbleway Unit 1 Colchester, CT 06415 hallelujahsports@yahoo.com 860-204-6150		Had a piece of paper that listed out the equipment for the business and we suggested she go into the office on Monday and John can help her fill in the PP.	
Higgins Enterprises Inc 639 Old Hartford Road Colchester, CT 06424 RE: 639 Old Hartford Road Colchester, CT 06415 Michael Collins, Halloran & Sage 225 Asylum Street Hartford, CT 06103 collins@halloransage.com 860-297-4697		No show to scheduled BOAA hearing	NO SHOW – Appellant failed to show up therefore there was no hearing, no action, and no judgement.
Ben Duffy / Daniel Turnowski 80 Balaban Road Colchester, CT 06415 Mark Balaban		No additional documentation was provided at the hearing.	No change to assessment.

425 Main St 4th Floor Middletown CT 06457 mbalaban@balabanlaw.com 860-346-5244 Map/Lot: 4W-05/016-000 Bldg #1			

5. **Additions to the Agenda:** K.Godbout motioned with a second by R.Durnik to add an agenda item for future agendas that allow deliberations to occur on the day of the hearing.

BAA Recommendations:

- c. Gifts On the Green – Jessica Stone – 9:45 AM - **No show to scheduled BAA hearing. No hearing, action or judgement.** K. Godbout motioned with a second by A. Cournoyer that this language will be adopted for any no shows to the BOAA hearing. **MOTION CARRIED**
 - d. Christopher Reichardt – 119 Deer Run Drive - 10:00 AM – A. Cournoyer motioned – seconded by R. Durnik – **No change to assessment** – Vote was unanimous – **MOTION CARRIED**
 - e. Colleen Tomlinson - Map/Lot: 07-10/ 045-069 – 10:15 AM – K. Godbout motioned – seconded by R. Durnik – **No change to assessment** – Vote was unanimous – **MOTION CARRIED**
 - f. M&J Bus PP – 10:30 AM – R. Durnik motioned with a second by A. Cournoyer – **decrease** the net assessment by \$5,000 from \$15,420 to \$10, 420. Vote was unanimous – **MOTION CARRIED**
 - h. Higgins Enterprises – PP - 639 Old Hartford Rd - 11:00 AM - **No show to scheduled BAA hearing. No hearing, action or judgement.** K. Godbout motioned with a second by A. Cournoyer that this language will be adopted for any no shows to the BOAA hearing. **MOTION CARRIED**
 - j. Mark Balaban Attorney – Ben Duffy/Daniel Turnowski – Map/Lot 4W-05/016-000 – 11:30 AM –K. Godbout motioned with a second by R. Durnik – **No change to assessment** – Vote was unanimous – **MOTION CARRIED**
 - k. Higgins Electric – PP – 11:45 AM - **No show to scheduled BAA hearing. No hearing, action or judgement.** K. Godbout motioned with a second by A.Cournoyer that this language will be adopted for any no shows to the BOAA hearing. **MOTION CARRIED**
6. **Motion to adjourn:** K. Godbout motioned to adjourn the meeting, seconded by A. Cournoyer. Vote was unanimous. K. Godbout adjourned the meeting at 12:55 pm.