

Town of Colchester
Board of Assessment Appeals
April 29, 2020 – 6:30 p.m.
Virtual Meeting

MINUTES

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COLCHESTER, CT
2020 MAY -1 AM 8:47

Members in Attendance: Chairman Andrew Cournoyer, Jeffrey Brainard, Christos Stravoravdis
Members Absent: None
Others Present: Denise Turner, BOS Liaison

Gayle Furman
GAYLE FURMAN
TOWN CLERK

1. **Call to order:** Chairman Cournoyer called the meeting to order at 6:34 p.m.
2. **Approve minutes from the last meeting:** J. Brainard motioned to approve minutes from March 14, 2020 meeting, seconded by C. Stravoravdis. Vote was unanimous. **MOTION CARRIED.**
3. **Citizen's comments:** There were no citizens present for comment.
4. **Conduct scheduled hearings for taxpayers that filed a written appeal petition with the Board by February 20, 2020, which were approved. Such appeals pertain to the October 1, 2019 Real Estate and Personal Property Grand Lists, and the October 1, 2018 Supplemental Motor Vehicle Grand List only.**

The following appeal hearings were held April 29, 2020:

MassConn Excavating and
Landscaping
President Joseph Colaccino
71 Linwood Ave
UID: 2019012
PP Assessment: 962,500

Authorization letter submitted prior to hearing permitting Joe Hope to act as agent for Joseph Colaccino. Personal property in question is part of the construction site at 71 Linwood Ave. Former member of the assessor's office reached out to MassConn in the fall of 2019 to get a PP declaration for equipment at the property. MassConn argued it did not have any pieces of equipment on the land for longer than the three months necessary for a PP declaration to be required for a non-resident. Assessor said there was evidence equipment had been there for the required three-month time. Mr. Hope asked for the evidence, but was declined by the assessor and MassConn incurred a 25% penalty for not declaring PP in the required period. Equipment for the whole project with depreciated value is only 154,554 total, so believe assessment is too high and not necessary since the equipment was only there intermittently.

Colvest/ Colchester LLC
President Frank Colaccino
71 Linwood Ave
UID: SO334500
RE Assessment: 651,700

Authorization letter submitted prior to hearing permitting Joe Hope to act as agent for Frank Colaccino. Property in question is the new development in front of Stop & Shop. Mr. Hope, on behalf of his client, believes the appraised value of 538,506.95 is more appropriate than the assessed value. This value comes from 313,506 in building costs up to the point the Grand List was created and 225,000 as the land value. As of Oct. 1, the building was not complete but believe property card is showing completed value of building. The building had basic masonry but no interior construction was complete.

Frank Colaccino was sworn in to provide further testimony. Mr. Colaccino notes that at the time, walls were up in the building but glazing was not complete. The inside of the building is still incomplete as of today (dirt floor, HVAC not included). Colvest is waiting for a tenant to finish the building to make sure it suits the tenant's needs.

John Wissler
119 Lebanon Ave
RE Assessment: 178,000

Mr. Wissler sworn in. Assessed value of his property jumped 80% from \$99,800 in 2018 to 178,000 in 2019. There are two structures on the property. The building in front is store/office space that is currently vacant. The plan is to rent out the front property and live in the house in the back of the property. No improvements have been made to the buildings since being purchased. Mr. Wissler notes this is a unique property and there are not too many in the area like this for comparable values.

John & Lynn Cipriano
27 Settlers Path
Map/Lot: 06-06-036-003

Mr. and Mrs. Cipriano sworn in. They believe their home is not valued correctly for a number of reasons. First, their home is in an unusual situation as their mailbox is located in another town and they are the only house on the surrounding two streets in Colchester. Therefore, they are being compared to homes in a different town and that have different styles, as the homes around theirs are part of the same development. The other main error with their real estate assessment is with how finished attic space is classified. Once attic space was finished, it was counted by the assessor as a finished attic and finished half story. From communications with other assessors, Mr. & Mrs. Cipriano believe it should be considered finished attic space only, not a half story. This creates an issue with square footage placed on the home because finished attic space should follow CAAO guidance of being 40% of the first-story square footage. Another issue with assessment is change in grading from B- to B+. New grade of B+ came after evaluating attic and the bathrooms were upgraded.

5. **Possible deliberation on hearings held March 10, 2020 and April 29, 2020:** The Board decided to divide remaining appeals to gather more information before making their final decisions.
6. **Motion to adjourn:** J. Brainard motioned to adjourn. C. Stravoravdis seconded. Vote was unanimous. Chairman Cournoyer adjourned the meeting at 7:37 p.m.

Submitted by,



Delaney LePage, BAA Secretary