



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## BOARD OF ASSESSMENT APPEALS MEETING MINUTES

Date: April 9, 2022

Time: 9:30 am Town Hall

RECEIVED  
COLCHESTER, CT  
2022 APR 14 PM 12:01  
Katie Freeman  
TOWN CLERK

Members in Attendance: Andrew Cournoyer, Robert Durnik & Karen Godbout

Members Absent: None

Others Present: None

1. **Call to order** – Chairperson Godbout called the meeting to order at 9:15 am.
2. **Approve minutes from meeting on MAR 2022:** A. Cournoyer motioned to approve minutes from the MAR 26, 2022 meeting, seconded by R Durnik. Vote was unanimous. **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 March 18, 2022 which were approved. Such appeals pertain to the October 1, 2021 Real Estate and Personal Property Grand Lists.**

The following appeal hearings were held on APRIL 9, 2022:

Appellant	Info on Appeal	Hearing information	BAA comments
Robert & Linda Grandy 101 Brainard Road Colchester, CT 06415 Map/Lot: 01-04/007-001	65% increase 23% average of other prop owners	Property owner sworn in. No additional information was provided.	BAA to conduct further research before taking action.
Ben Duffy / Daniel Turnowski 80 Balaban Road Colchester, CT 06415 Map/Lot: 4W-05/016-000 Bldg #1	Purchased on 2-22-22 for 19515 due to conditions	No Show to scheduled BAA hearing	NO SHOW – Appellant failed to show up therefore there was no hearing, no action, and no judgement.
Lisa D & Anthony Anfuso 28 VanCedarfield Rd Colchester, CT 06415 Map/Lot: 4W-005/005-041 Bldg #1	New assessed value is 44% increase over current assessment and significantly higher than \$465K avg of recent comps	Property owner sworn in. No additional information was provided.	No change to current assessment
Craig Browning 67 Goldberg Road Colchester, CT 06415 Map/Lot: 06-02/003-014	Grossly over Assess	Property owner sworn in. Mr. Browning is contesting the appraisal.	BAA to conduct further research before taking action.
Brenda & Elliot Henowitz 110 Deer Run Drive Colchester, CT 06415 Map/Lot: 07-12/045-058	Disagree with assessment	Property owner sworn in. No additional information was provided.	BAA to conduct further research before taking action.
Rodney Goldberg 355 Lebanon Avenue	Over valuation	No Show to scheduled BAA hearing	NO SHOW – Appellant failed to show up

Colchester, CT 05415 Map/Lot:05-06/021-000 Bldg #1 Rodney Goldberg 355 Lebanon Avenue Colchester, CT 05415 Map/Lot: 05-06/021-000 Bldg #2			therefore there was no hearing, no action, and no judgement.
Rodney Goldberg 420 Lebanon Avenue Colchester, CT 05415 Map/Lot:05-04/005-000 Bldg #1	Over valuation	No Show to scheduled BAA hearing	<b>NO SHOW – Appellant failed to show up therefore there was no hearing, no action, and no judgement.</b>
Roaring Brook Advisor LLC 554 Boston Post Rd Madison, CT 06443 Lake Hayward Road Map/Lot:03-09/049-000	Assessment is significantly higher than recent sales of more valuable parcels. Assessment is not in-line with updated Assessments of nearby parcels	Property owner sworn in. Bulletin stating Gov Malloy was going to extend Route 11 was provided.	<b>BAA to conduct further research before taking action.</b>
Paul Stolzman 27 Ventura Drive Colchester, CT 06415 Map/Lot:03-05/023-019	Appraisal value is too high	Property owner sworn in. Compares were provided by appellant.	<b>BAA to conduct further research before taking action.</b>
Dorota & Anrezej Chuchro 285 Windham Ave Colchester, CT 06415 Map/Lot: 06-04/004-01A	Appraisal of the house is too high	Property owner sworn in. Compares were provided by appellant.	<b>No change to current assessment</b>
Matthew Darling 255 Norwich Avenue Colchester, CT 06415 Map/Lot:23-00/013-000	Purchased property 7 months ago for \$192,000 which is close to value	Property owner sworn in. Real Estate appraisal was provided by the appellant.	<b>BAA to conduct further research before taking action.</b>

5. **Additions to the Agenda:** no additions

**BAA Recommendations:**

- Ben Duffy / Daniel Turnowski -Map/Lot: 4W-05/016-000 Bldg #1 9:45 AM – No show to scheduled BAA hearing. No hearing, action or judgement.
- Lisa D & Anthony Anfuso – Map/Lot: Map/Lot: 4W-05/016-000 Bldg #1 10:00 AM – R Dumik motioned – seconded by K Godbout – **No change to assessment** – Vote was unanimous – **MOTION CARRIED**
- Rodney Goldberg - Map/Lot 05-06/021-000 Bldg 1 - Map/Lot 05-06/021-000 Bldg 2 – 10:45 AM No show to scheduled BAA hearing. No hearing, action or judgement.
- Rodney Goldberg - Map/Lot 05-04/005-000 Bldg 1 – 11:00 AM – No show to scheduled BAA hearing. No hearing, action or judgement.
- Dorota & Anrezej Chuchro – Map/Lot: 06-04/004-01A – 11:45 AM - R Dumik motioned – seconded by A Cournoyer – **No change to assessment** – Vote was unanimous – **MOTION CARRIED**

**Motion to adjourn:** R Dumik motioned to adjourn the meeting, seconded by A Cournoyer. Vote was unanimous. K Godbout adjourned the meeting at 12:30 pm.