

**Town of Cromwell  
Board of Assessment Appeals  
Special Meeting  
Tuesday March 28, 2023  
4:00pm Room 222**

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Mar 30 2023 10:44A  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

*pl*

**A. Call to Order:** The meeting was called to order at 4:00 pm.

**B. Roll Call:** Board Members, Matthew Long, Jessica Downes and Alternate Jeff Serra present.

Absent: Chairwoman Julie Fitts Ritter

Also present: Shawna Baron, Assessor and members of the public.

Mr. Long made a **motion** to seat Jeff Serra and appoint him as acting chair for this meeting; Ms. Downes **seconded**. Ms. Downes and Mr. Long in favor; *motion passed*.

**C. New Business:**

**1. Hearings and Possible Action on Decisions**

64 Washington

Barbara and Charles Cota explained the restrictions and regulations tied to their land and requested a lower value as a result. Ms. Baron explained that the increase seemed higher than others because their old assessment was reduced by a previous Board and reminded all that prior assessment values aren't considered during revaluation.

The Board and Ms. Baron discussed the land and its purpose and how raw land is valued.

Ms. Downes **motioned** to reduce the assessment to 8,400; Mr. Serra **seconded**. All in favor; *motion passed*.

### 29 Court Street

Gary Sullivan said that the house is completely gutted and showed the Board photos from his phone. Prompted by Mr. Serra, Mr. Sullivan said he didn't know what his plans were for the property. Mr. Sullivan thought maybe the assessment should be the value of the lot but had no data to provide.

The Board discussed the building value; Ms. Baron explained that the property was already valued as "under construction".

Mr. Serra **motioned** to reduce the assessment to 105,000; Mr. Long **seconded**. All in favor; *motion passed*.

### 70 Pasco Hill Road

Justin Adamowicz presented supporting information to the Board and spoke to the points he listed such as the negative effect of the neighboring, expanding chemical factory and the lack of updates to the home. Farm value was discussed and Ms. Baron said Cromwell uses the recommended farm values and explained the terms "grade" and "condition".

Mr. Serra **motioned** to reduce the BUILDING VALUE to \$220,000; Ms. Downes **seconded**. All in favor; *motion passed*.

Ms. Baron advised the Board that she would update the total assessment accordingly with the applied farm values.

### **D. Old Business:**

#### **1. Approve Special Meeting Minutes 3/6, 3/7, 3/13, 3/21**

Mr. Long made a **motion** to approve the Special Meeting Minutes 3/6, 3/7, 3/13 and 3/21; Mr. Serra **seconded**. All in favor; *motion passed*.

#### **2. Act on all remaining undecided appeals and non-appearing Appellants**

Tony's Four Shop

Mr. Palmieri submitted the requested information for the Board to review.

Mr. Long made a **motion** to reduce the assessment to 940; Mr. Serra **seconded**. All in favor; *motion passed*.

Ms. Baron reminded the Board that a 25% penalty will still be applied because the appellant filed late.

Middlesex Hospital M H S Primary Care

The requested information was never submitted.

Mr. Long made a **motion** to deny the appeal; Mr. Serra **seconded**. All in favor; *motion passed*.

528 Main Street

The requested information was never submitted.

Mr. Serra made a **motion** to deny the appeal; Mr. Long **seconded**. All in favor; *motion passed*.

86 South Street

Ms. Downes advised that through her research with Chairwoman Fitts Ritter, they found that there were no sales under \$300,000.

Ms. Downes **motioned** to deny the appeal; Mr. Serra **seconded**. Mr. Serra and Ms. Downes in favor; Mr. Long against. *Motion passed*.

84 South Street

Ms. Downes advised that through her research with Chairwoman Fitts Ritter, they found that there were no sales under \$300,000.

Ms. Downes **motioned** to deny the appeal; Mr. Serra **seconded**. Mr. Serra and Ms. Downes in favor; Mr. Long against. *Motion passed.*

#### Comcast of CT

Mr. Long presented his extensive research on the statutes pertaining to communication companies and also found that although presented with a lot of figures from the appellant, he was unable to conclude that the numbers were accurate based on the cost of assets in Cromwell. Ms. Baron presented her research on the cost of cabling and applied a revised formula to determine her opinion of value.

Mr. Long made a **motion** to deny the appeal; Ms. Downes **seconded**. All in favor; *motion passed.*

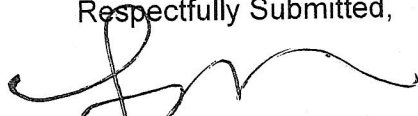
#### **E. Staff Comments:**

No action would be taken on appellants who did not appear as it was deemed unnecessary. Ms. Baron advised the Board that Mr. Johnson brought in what was asked of him and that there would be no I&E Penalty applied to his property. She thanked the Board for their service and efficiency during this process.

#### **F. Adjournment:**

The meeting was adjourned at 5:40 pm.

Respectfully Submitted,



Lisa Ruggiero