

**TOWN OF CROMWELL
BOARD OF ASSESSMENT APPEALS
REGULAR MEETING
SATURDAY, MARCH 29, 2010
4:00 P.M. TOWN HALL ROOM 222**

MINUTES

A. CALL TO ORDER

Tim Connelly called meeting to order at 4:15 p.m.

B. ROLL CALL

Present- Tim Connelly, Delman Wolf, Charlie Epstein

Also present, First Selectman John Flanders, Assessor Shawna O'Neil, Donna Otlowski, and Selectman Allan Waters.

C. APPROVAL OF AGENDA

Motion made by Charlie Epstein to approve the agenda, seconded by Delman Wolf. All were in favor.

D. NEW BUSINESS

None

E. OLD BUSINESS

1. 22 Edgewood Street, Millane's Nurseries, Inc. Discussion regarding Millane Nurseries filing the 490. Shawna states that Millane's never filed the 490 on that property prior to 2009. The Board had reduced his taxes in the past without the 490 ever being filed. Millane's owns the land around this parcel that has the 490 status; this piece was not included in the applications for 490 from Millane's. *Motion was made by Charlie Epstein deny this petition, The Appeals Board can not review 2007 & 2008 Grand List's without appeals being filed. Seconded by Delman Wolf, All were in favor.*
2. 135 Sebeth Drive, Joseph Piccoello. *Motion made by Charlie Epstein to reduce the current assessment from \$318,300 to \$277,390. Seconded by Delman Wolf, all were in favor.*
3. 10 North Road, North Woods, LLC. Discussion regarding the raising of the assessment. Shawna stated the assessment was reduced for the 2009 grand list because the taxpayer came in the office and after reviewing all of the documentation for the property reduced the assessment. *Motion made by Charlie Epstein to reduce the current assessment from \$334,140 to \$292,340. Seconded by Delman Wolf, all were in favor.*
4. Main Street, Dominic Marandino. Discussion regarding the different opinions of value on the property because of the deed restrictions. *Motion made by Charlie Epstein to reduce the current assessment from \$161,200 to \$70,000. Seconded by Delman Wolf, all were in favor.*

5. 21 Congress Drive, Michael & Tara Lallo. ***Motion made by Charlie Epstein to reduce the current assessment from \$413,930 to \$363,420. Seconded by Delman Wolf, all were in favor.***

Discussion began regarding the location of the past documentation from the appeal hearings. There were several boxes' full documents from previous appeal hearings that were brought to the Town Clerk's Office according to Tim. Shawna states she received very few records from the hearings from the Town Clerks Office (several boxes from 2007 were turned over to the Assessor's Office according to Darlene DiProto). There are no other assessment appeal documents being stored in the Town Clerks Office.

6. 30 New Lane, Delaware Valley Floral Group. Discussion regarding the property is only leased and the previous owner still owns the property. Shawna said she was not aware of that, and will correct that. ***Motion made by Charlie Epstein to reduce the current assessment from \$150,000 to \$5,800. Seconded by Delman Wolf, all were in favor.***
7. Evergreen Road, Robert Grinold. ***Motion made by Charlie Epstein to reduce the current assessment from 322,290 to \$195,410. Seconded by Delman Wolf, all were in favor.***
8. 316 Main Street, ABC Trattoria LLC. ***Motion made by Charlie Epstein to reduce the current assessment from \$75,000 to \$42,000, which includes the 25% state mandated penalty. Seconded by Delman Wolf, all were in favor.***
9. 115 Berlin Road, Express Food Mart A17. ***Motion made by Charlie Epstein to reduce the current assessment from \$6,070 to \$700 which is the minimum allowed in Cromwell. Seconded by Delman Wolf, all were in favor.***
10. 164 West Street, Express Food Mart A16. ***Motion made by Charlie Epstein to reduce the current assessment from \$6,070 to \$700 which is the minimum allowed in Cromwell. Seconded by Delman Wolf, all were in favor.***
11. 486 Main Street, Well Adjusted Chiropractic. ***Motion made by Charlie Epstein to reduce the current assessment from \$62,500 to \$2,190, which includes the state mandated penalty. Seconded by Delman Wolf, all were in favor.***
12. 32 Glenwood, Brian Gallo. ***Motion made by Charlie Epstein to approve the veteran benefit reducing the current assessment from \$7,500 to \$6,000. Seconded by Delman Wolf, all were in favor.***
13. 18 Hicksville Road, Lee Builders. ***Motion made by Charlie Epstein to reduce the current assessment from \$50,000 to \$1,310, which includes the state mandated penalty. Seconded by Delman Wolf, all were in favor.***
14. 3 Centerwood Drive, Michelle, Monique & Matine Sadarangani. ***Motion made by Charlie Epstein to reduce the current assessment from \$333,430 to \$229,680. Seconded by Delman Wolf, all were in favor.***

15. 12 Centerwood Drive, Michelle, Monique & Matine Sadarangani. *Motion made by Charlie Epstein to reduce the current assessment from \$79,670 to \$49,700. Seconded by Delman Wolf, all were in favor.*
16. 373 Main Street, Robert & Kristine Haswell. *Motion made by Charlie Epstein to reduce the current assessment from \$19,800 to \$5,300. Seconded by Delman Wolf, all were in favor.*
17. 95 Berlin Road, Joseph Smigel. *Motion made by Charlie Epstein to deny appeal. Seconded by Delman Wolf, both were in favor, Charlie Epstein abstaining.*
18. 97 Berlin Road, Joseph Smigel. *Motion made by Charlie Epstein to reduce the current assessment from \$312,690 to \$300,510. Seconded by Delman Wolf, all were in favor.*
19. Main Street, Vinci Real Property LLC. *Motion made by Charlie Epstein to reduce the current assessment from \$155,940 to \$140,000. Seconded by Delman Wolf, all were in favor.*
20. 15 Diane Drive, Designing Woman. *Motion made by Tim Connelly to reduce the current assessment from \$1,750 to \$700, being the Town minimum assessment. Seconded by Delman Wolf, both were in favor, Charlie Epstein abstaining.*
21. 1 Mountain Laurel Court, JB IT consulting LLC. *Motion made by Charlie Epstein to reduce the current assessment from \$6,250 to \$1,875, which includes the state mandated penalty. Seconded by Delman Wolf, all were in favor.*
22. 44 Geer Street, Micro-Finishing Co. *Motion made by Charlie Epstein to reduce the current assessment from \$92,080 to \$17,290. Seconded by Delman Wolf, all were in favor.*
23. 4 Fairview Heights, Walter Trode. Discussion regarding Walter claiming he did not own the other 2 vehicles. Tim left a message for Walter on his voice mail to provide the Assessor with the names of the owners of the vehicles. *Motion made by Charlie Epstein to reduce the current assessment form \$12,500 to \$5,000. Seconded by Delman Wolf, all were in favor.*
24. 34 Shunpike Road, Fil's Delicastessen LLC. *Motion made by Delman Wolf to reduce the current assessment for 2009 from \$25,000 to \$15,500. Reduce the 2008 assessment from \$20,000 to \$15,600. Reduce the 2007 assessment from \$20,000 to \$15,700. Reduce the 2006 assessment from \$20,000 to \$14,700. Seconded by Charlie Epstein, all were in favor.*
25. 6 Shawnee Court, Vbaba. *Motion made by Charlie Epstein reduce the current assessment from \$1,710 to \$700, being the minimum assessment in Cromwell. Seconded by Delman Wolf, all were in favor.*

F. STAFF COMMENTS

None

F. ADJOURN

Tim Connelly adjourned the meeting at 8:40 p.m.

Respectively Submitted,

Michelle Hodge
Clerk

03/30/10