

Board of Assessment Appeals,  
Regular Meeting  
March 22, 2010

**TOWN OF CROMWELL  
BOARD OF ASSESSMENT APPEALS  
REGULAR MEETING  
FRIDAY, MARCH 22, 2010  
6:00 P.M. TOWN HALL ROOM 219**

RECEIVED FOR FILING  
3/24 2010 at 8:54 A.M.  
TOWN CLERK'S OFFICE  
CROMWELL, CONN.

**MINUTES**

*Carolene DiProto*  
TOWN CLERK

**A. CALL TO ORDER**

Tim Connelly called meeting to order at 6:05 p.m.

**B. ROLL CALL**

Present- Tim Connelly, Delman Wolf, Charlie Epstein

**C. APPROVAL OF AGENDA**

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

**D. NEW BUSINESS**

**1. Appeal Hearings**

- a. Petition Appeal for 324 Main Street, Commercial, Masonic Eastern Star, LLC, Ken Smith, President, of Cromwell representing owner. Ken states that he had spoke to the Assessor about the increase from the Board of Assessment's decision previously, and said the assessor did not agree with the Board, therefore raised the assessment. Ken had 3 appraisals done on this property. The Assessor raised the assessment from #315,000 to #328,720. Ken would like the current assessment returned to the assessment of #315,000 the board' previous decision of \$315,000.
- b. Petition Appeal for 239 Shunpike Road, Commercial, Rocky Hill Development, Roger Tabshey, owner present. Roger states he bought the building in '09, and has not done any work on the property.. Roger had an appraisal done for October 1,2007. Discussion followed regarding the appraisal. Roger says that he says 2 tenants and 4,000 sq ft vacant.
- c. Petition for 12 Centerwood Drive, Vacant Land, Michelle, Monique & Matine Sadarangani, owner Matine Sadarangani present. Attorney Salvatore Petrella representing owners. Attorney Petrella said that no appeal was filed last year due to the owners were not aware the assessment had increased. The owners appealed the '07 assessment. The Assessor increased the assessment in '08 & '09 from the Board of Assessment's decision in 2007. This is a non-conforming lot, has a narrow road frontage of 80', abuts a commercial nursery, and located in an older neighborhood. Attorney Petrella would like the current assessment to be returned to the Board's decision in 2007.
- d. Petition Appeal for 3 Centerwood Drive, Residential, Michelle, Monique & Matine Sadarangani, owner Matine Sadarangani present. Attorney Salvatore Petrella representing owners. Attorney Petrella states that the Assessor is assessing this lot as having a potential of 7 building lots, including the existing home. Mr. Sadarangani hired an Engineer to evaluate the property. The Engineer concluded that the property

could potentially be developed into 6 lots, including demolition the existing home. Mr. Sadarangani states the property has a steep topography, has no septic, and has not had any changes to it in over 30 years. Mr. Sadarangani also spoke to the Assessor regarding the open space and claims the Assessor's Office told him he would not greatly benefit from the change to open space because he would only be able to put the land over 4 acres into open space. Although the Assessor raised the assessment because she did not agree with the Board of Assessment Appeal's decision, Attorney Petrella would like the current assessment returned to the assessment the Board decided of \$229,680.

- e. Petition Appeal for 97 Berlin Road, Commercial, Joseph & Evelyn Smigel. Evelyn Smigel and Joseph Smigel Jr. present. Joseph Smigel said that the issue is with the value of the commercial property, as he feels that it is very high. Joseph said there was 2 developers that had interest in the property, both have backed out of any transaction. The property drops down to wetlands. Tim suggested getting a market analysis for the property. They will try to have one completed. Joseph said they have been given conflicting requirements for the open space and farmland designation. They have been told the farmland time frame dates back to when you purchase the property. The Smigels would like clarification.
- f. Petition Appeal for 95 Berlin Road, Commercial, Joseph & Evelyn Smigel, Evelyn Smigel and Joseph Smigel Jr. present. Joseph states the same argument from 95 Berlin Road applies to this property.
- g. Petition Appeal for 22 Carriage Drive, Residential, Michael A & Alane Strong, owner Michael Strong present. Michael has 2 different concerns. The first is that the homes on his street that are similar to his with more features have lower assessment than his. Also the home has now been placed in the FEMA flood zone, requiring an additional \$1,638.00 per year in flood insurance. Delman suggests he will visit the property.
- h. Petition Appeal for Main Street, Vinci Real Property LLC, Joseph Vinci Jr., owner present, Michael Milane accompanied Joseph. Michael brought a plan of the property showing the different topographies and wetlands of the property. Joseph states there is only approximately 7 acres that can be developed, and that the Assessor told him that putting the land in open space would not save him much money. Joseph will try to have an appraisal done on the property.

#### **E. STAFF COMMENTS**

None

#### **F. ADJOURN**

Tim Connelly adjourned the meeting at 8:25 p.m.

Respectively Submitted,

  
Michelle Hodge  
Clerk

03/23/10