

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Tuesday, March 8, 2022
4:00pm Assessor's Office

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JoAnn Doyle
TOWN CLERK
CROMWELL, CT



A. Call to Order: The meeting was called to order by Chairwoman Julie Fitts Ritter at 4:13 pm.

B. Roll Call: Board Members Chairwoman Julie Fitts Ritter and Matthew Long, present.
Also present, Shawna Baron, Assessor.

C. New Business:

1. Hearings and Possible Action on Decisions

Vinfen Corporation 41590700 ✓

Lurleen Gannon and Mike Duncan requested that their non-profit organization be exempt; they discussed the type of services, support and length of stay provisions that the organization provides for its clients. Ms. Gannon expressed her concerns that a cover letter requesting additional requirements outside of the application was required. Ms. Baron advised that the information and requirements have been the same for many years; in addition, the organization didn't file a personal property declaration so she was obligated to file on their behalf.

The Board discussed the organization's purpose.

Chairwoman Fitts Ritter made a **motion** to approve the exemption; Mr. Long **seconded**. All in favor; *motion passed*.

CIL Realty 00145100

Did not appear. ✓

Attorney John Bashaw and Joyce Lewis requested that their non-profit organization be exempt. Attorney Bashaw gave an overview of what is considered to be exempt and stated that their organization meets the requirements; their clients' length of stay in the home is temporary. To be considered not exempt, housing would need to be permanent and subsidized; Mr. Long requested the name of the case that determined why such an organization would not be exempt. Ms. Lewis gave information on the kind of support and services the organization provides and explained that transition plans for clients in temporary housing are determined by a team and are based on the client's growth.

Ms. Baron added that the Gilead case only involved one property and made no ruling on the term "temporary" and that this is the first time Key Human Services has applied for an exemption.

The Board discussed housing based on residents' progress and improvements and transition plans created for those that are ready.

Mr. Long made a **motion** to approve the exemption; Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed*.

Attorney Richard Carella requested that the organization be exempt and that the clerk who filled out the application made an error in filing for exempt status under the wrong statute. He provided Middlesex Health System Inc.'s table of organization and advised the Board that Middlesex Primary Care in Cromwell was restructured in 2018.

The Board discussed the request and determined that insufficient information was presented to determine if the organization meets the requirements to be exempt.

Chairwoman Fitts Ritter made a **motion** to deny exemption request; Mr. Long **seconded**. All in favor; *motion passed*.

Michael D'Angelo 00139100

Michael D'Angelo requested that his assessment be reduced further because all of his land was being used for farming purposes. He stated he applied for farm value on a portion of the land used as permanent pasture; once he received his assessment notice he came to the Assessor's office to request a change in land use on the application he previously submitted now requesting a portion to be considered as woodland. Also, he stated he didn't get a chance to fence in the area intended for his goats and was unable to hay due to the high rainfall amounts.

Ms. Baron previously viewed the land in question and saw no farming was taking place and the land is currently considered and valued as a building lot and the land isn't being used for farming purposes yet. She also added that the request was made after the Grand List was signed and to be considered for woodland value, the woodland has to be part of the farm, not on the outskirts of the farm.

NO ACTION.

John Russo Trustee 04002700

Joseph Niedbala, Jr. and Bob Winosky requested a reduction to their land value; they purchased the lot for \$60,000 just before October 2021. They believed their value is over assessed and should be based on the price they paid for it. They presented the Board with a map and spoke to the history and use of the land.

Ms. Baron advised Mr. Niedbala, Mr. Winosky and the Board that the value they would need to consider would be based on data from 2017, not 2021, as 2017 was the year of the last revaluation. Mr. Long requested sales information for this property from 2017 and Chairwoman Fitts Ritter explained that agents have access to this data; Mr. Niedbala would contact the agent and advise the Board. Ms. Baron suggested that Mr. Winsoky consider applying for Open Space for his land; she gave an overview of the guidelines and restrictions.

NO ACTION.

Tea Roses Tea Room 41000900

Peggi Camosci requested a decrease in her assessment because her business closed December 23, 2020 but she was not able to sell all of the equipment until January 2021.

Ms. Baron explained that based on the date the assets were disposed, the assets were taxable on the 2021 Grand List.

Chairwoman Fitts Ritter made a **motion** to deny the request for a reduced assessment; Mr. Long **seconded**. All in favor; *motion passed*.

D. Staff Comments: None.

E. Adjournment: Mr. Long *motioned* to adjourn the meeting at 6:27pm; Chairwoman Fitts Ritter *seconded*. All in favor; **motion passed**.

Respectfully Submitted,


Lisa Ruggiero