

**Town of Cromwell
Board of Assessment Appeals
Special Meeting
Tuesday, March 15, 2022
4:00pm Assessor's Office**

A. Call to Order: The meeting was called to order by Chairwoman Julie Fitts Ritter at 4:11 pm.

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

C. New Business:

RECEIVED FOR RECORD
Mar 16, 2022 03:09P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

1. Approve 3/8/22 Meeting Minutes.

Mr. Long made a **motion** to approve the 3/8/22 minutes; Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed*.

2. Hearings and Possible Action on Decisions

S D Associates 40951300

Steve Donen requested a reduced assessment because he believes the Assessor overestimated his assessment (due to not-filing) and a waiver of the 25% late fee for his trouble. He advised the Board that completing the declaration was very time consuming for him and the due date is during his busy time at work. In the past, he requested extensions from Hartford and Cromwell although he can't recall if he requested one from Cromwell this year. His declaration was received by the Assessor's Office 3/15/2022. Ms. Baron explained that she does not give extensions 2 years in a row and that she did not believe that an estimated 3,340 assessment was excessive for a business like his. The Board reviewed Mr. Donen's declaration.

Chairwoman Fitts Ritter made a **motion** to reduce the assessment to 2,000 (plus 25% late penalty); Mr. Long **seconded**. All in favor; *motion passed*.

J P Energy Solutions 40421200

Mr. Snow requested a reduced assessment because his assessment increased substantially this year. He explained that he acquires no new equipment when new businesses are created for his location. He had not declared any new equipment in the last 8 years and Ms. Baron said this was unlikely and believed his assessment was too low.

Chairwoman Fitts Ritter made a **motion** to reduce the assessment to 20,000; Mr. Long **seconded**. All in favor; *motion passed*.

Superior Kitchen and Bath 42000400

Kimberly Gurney requested a reduced assessment. She explained to the Board what items were in her showroom and that the photos online were photos of completed jobs in customer's homes. She believes the value of her assets to be 5,000, not including displays which she received for free from the distributors. Ms. Baron explained that the displays are taxable and that she should declare them at their cost. Ms. Gurney expressed that she wasn't sure how to complete the form and her accountant advised her to come to the hearing. Chairman Fitts Ritter advised Ms. Gurney to come to the Assessor's Office for help in completing her next declaration so the staff can help her to understand and complete the form correctly; once the first one is done correctly, the subsequent years will be much easier.

Chairwoman Fitts Ritter made a **motion** to reduce the assessment to 20,000 (plus 25% not notarized penalty); Mr. Long **seconded**. All in favor; *motion passed*.

Pepper Dining 40726000

DID NOT APPEAR.

Noreastern Motor Sports N4054700

Rodney Goulette and Attorney Terry Lomme requested a reduced assessment because they believe that unregistered vehicle(s)/dealer plates should not be taxed and that State Statute allows Mr. Goulette to use a dealer plate for personal use; Mr. Goulette is licensed to sell new trailers and used cars. Ms. Baron advised that unregistered vehicles used for personal use are taxable and a vehicle used for personal use with a dealer plate on it is unregistered and therefore taxable. To the best of her knowledge,

Mr. Goulette uses the dealer plated truck for personal use, at least driving it back and forth to work. The previous court settlement stipulation was discussed; Ms. Baron reminded the room that the stipulation was for 2 vehicles (a truck and a Cadillac) and that the vehicles should be listed on the declaration and she should be advised if a vehicle was disposed of. Per Mr. Goulette's attorney's instructions, he did not include them on his declaration. Ms. Baron advised that since no unregistered vehicles were declared, the new Deputy Assessor valued the 2 dealer plates as all the others in Town (unaware of the court stipulation). Mr. Goulette advised that the Cadillac has since been sold but couldn't recall when. Ms. Baron provided the State Statute regarding unregistered vehicles. She explained that inventory is not taxable unless used for personal use with a dealer plate.

Mr. Long made a **motion** to reduce the assessment to 25,580 because the Cadillac was disposed of; Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed*.

Wells Fargo Vendor Financial Services LLC 40421700

DID NOT APPEAR.

HYG Financial Services Inc 41904900

DID NOT APPEAR.

Wells Fargo Financial Leasing N8300000

DID NOT APPEAR.

D. OLD BUSINESS:

1. Decision the 3/8/2022 hearings.

Michael D'Angelo 00139100 ✓

The Board reviewed the photo of the land Ms. Baron took last week; no goats or farming was observed. Ms. Baron reminded the Board that Mr. D'Angelo could reapply once he begins farming the land.

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

John Russo Trustee 04002700

The Board was sent the email from Mr. Niedbala; Chairman Fitts Ritter stated that they did not receive the information they requested from the appellants. Mr. Long was expecting sales listing history. Ms. Baron suggested an acreage discount to help reduce the value.

Mr. Long made a **motion** to reduce the market value to 92,000 (64,400 assessment; Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed*.

E. STAFF COMMENTS:

The Board chose to hold the motor vehicle appeals special meeting on September 13, 2022 from 4-7pm. The special meeting will have no pre-set appointment times.

F: ADJOURNMENT:

The meeting was adjourned at 6:15pm.

Respectfully Submitted,


Lisa Ruggiero