Town of Cromwell
Board of Assessment Appeals
Special Meeting
Thursday, May 7,2020
5:00 pm
Virtual Meeting Held via Zoom
Livestream via YouTube accessed at cromwellct.com

A.   Call to Order: The meeting was called to order at 5:03 pm by Chairman Vincenzi.

B.   Roll Call: Present: Board Member Chairman William Vincenzi, Alternates Julie
                        Ritter and Charles Epstein.   Board MemberJustin Boutin arrived at
                        6:33pm and did not cast votes.

                        Absent: Board Member Robert Milardo

                        Also Present: Assessor Shawna Baron

C.   New Business:

        1.   Hearings and Possible Action on Decisions

16A Ledge Road
Original Assessment: 286,580

Robert DeCrescenzo of Cil Realty explained that he was appealing the Assessor's denial of the
tax exemption and Ms. Baron explained the Town's position noting that the application for
exemption indicated that the housing is "permanent" and the statute calls for "temporary"
housing although "temporary" is not defined.

Mr. Epstein made a *motion* to deny the appeal until the Courts decide the other cases; Ms.
Ritter *seconded*. Chairman Vincenzi, Ms. Ritter, Mr. Epstein in favor; **motion** passed.

39 Chelsea Drive
Original Assessment: 207,550

Did not appear.

<u>7 Jewell Ave</u>
Original Assessment: 162,120

Did not appear.

<u>53 South Street</u>
Original Assessment: 153,860

Did not appear.

<u>2018 MVS List # 81194</u>
Original Assessment: 10,130

John F. Lomartra described the damaged condition of the vehicle and reviewed the info he provided the Board and believed the value should not exceed $7,500. The Board discussed.

Ms. Ritter made a *motion* to reduce the market value to $9,675 (6,770 assessment); Mr. Epstein *seconded*. Chairman Vincenzi, Ms. Ritter, Mr. Epstein in favor; **motion** passed.

<u>9 Rivercove</u>
Original Assessment: 268,310

Daniel Sullivan described his garage and explained that there is no living space; only storage. There was a discussion regarding classification and what determines value.

No action.

<u>134 North Road</u>
Original Assessment: 393,120

Morris Borea spoke on behalf of the property owner. Chairman Vincenzi *motioned* to approve the exemption subject to the farm paperwork being properly filed in the Assessor's office by June 1; Ms. Ritter *seconded*. Chairman Vincenzi, Ms. Ritter, Mr. Epstein in favor; **motion** passed.

<u>538 Main Street</u>
Original Assessment: 576,420

Kevin Curry will be providing the Board with more documentation as he was not prepared for the hearing. He will call the Assessor's Office to coordinate another presentation.

No action.

<u>379 Main Street</u>
Original Assessment: 549,220

Edward Bartolotta Jr and Sr requested a reduced value for the greenhouses because they were destroyed by storms and are not in use. The cost to have them removed would be over $500k so they are working on making it safe and removing themselves. Ms. Baron explained that if there's no farming in the buildings she would need to remove the building exemption. Mr. Bartolotta may continue to farm in a greenhouse or two that could be salvaged and farm some of the land. He will do some research on the exemption and meet up with the Board again next week once he has a better understanding of the exemptions.

No action.

<u>65 North Road</u>
Original Assessment: 192,640

This property was granted a reduction by the Board of Assessment Appeals for the 2017 Grand List. No further reduction can be given by the Board (CGS 12-111).

<u>2013 Merc SL63 2019 List #51372</u>
Original Assessment: 32,030

Richard Boutin explained why he wanted a reduction.
Ms. Ritter *motioned* to reduce the assessment to 29,000; Mr. Epstein *seconded*. Chairman Vincenzi, Ms. Ritter, Mr. Epstein in favor; **motion** passed.

D: Old Business

        None.

E: Staff Comments:

The Board will address all of the no shows during their final meeting and deem them denied at that time. The Board discussed who would be present for the next hearing.

F: Adjourn:

Chairman Vincenzi adjourned the meeting at 8:28pm.

Lisa A. Ruggiero
Board of Assessment Appeals Clerk