

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Thursday, May 14 2020
5:00 pm
Virtual Via Zoom

A. Call to Order: The meeting was called to order at 5:02 pm by Chairman Vincenzi.

B. Roll Call: Present: Board members Chairman William Vincenzi, Justin Boutin,
Alternate Julie Ritter

Absent: Board Member Robert Milardo and Alternate Charles Epstein.

Also Present: Assessor Shawna Baron

C. New Business:

1. Hearings and Possible Action on Decisions

Gorski Realty

Original Assessment: 7,500

RECEIVED FOR RECORD
May 18, 2020 11:37A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT *PL*

Did not appear.

Motion made by Ms. Ritter to **deny** the appeal; Mr. Boutin *seconded*. All in favor; **motion passed**.

Barnicle, Stephen

Original Assessment: 18,750

Stephen Barnicle said his car has been unregistered since 2012 and it was overassessed. He did not file a declaration so the Assessor filed on his behalf. He was reminded that he is required to file a declaration every year for unregistered cars.

Chairman Vincenzi made a *motion* to reduce the assessment to **500**; Mr. Boutin *seconded*. All in favor; **motion passed**. (Plus penalty).

Rochelle Carabatta

Original Assessment: 4,976

Rochelle Carabatta said the cost of all of her equipment was \$3,950. The Assessor's Office will inspect the business in August for the 2020 Grand List in light of the Board needing to finish business early next week. Ms. Carabatta says that she only rents a room and all waiting room equipment is owned by Carmen Ciarcia.

Ms. Ritter made a *motion* to reduce the assessment to **1,310**; Mr Boutin *seconded*. All in favor; **motion passed**.

Carmen Ciarcia, LLC

Original Assessment: 3,740

Carmen Ciarcia explained that all of her equipment is old and had to estimate costs and has no computer. Ms. Baron suggested a 1,400 assessment based on the information provided and would inspect the space in August for the 2020 Grand List.

Ms. Ritter made a *motion* to reduce the assessment to **1,400**; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

Future Fitness Pro

Original Assessment: 125,000

Peter Asadourian stated that the equipment he is being assessed on is all owned by ATI and he has no equipment in Cromwell. He said he leases the space from ATI and ATI is assessed on all the equipment in the space. He will file a declaration for his laptop and cellphone and provide his lease to the Board and email to the Assessor's Office.

No action.

Cromwell Outboard

Original Assessment: 18,890

Laura Stull, Al Waters and Phil Ireland were present. Laura Stull explained they are disputing the dock portion of the assessment. They reiterated what they argued in previous years, disputing the depreciation percentage the Assessor uses based on the independent audit. The Board discussed depreciation, the independent audit and if maintenance is done to the docks. Ms. Baron reminded the Board that the assessment and depreciation percentage are based on the independent audit and regardless of her opinion of value, she bases the assessment on the

audit because that was what was agreed to when the Town paid for the independent audit. Should the Board reduce the assessment she would no longer need to abide by the audit either and future assessments will be based on her own assessment of value.

Chairman Vincenzi made a *motion* to reduce the 40% depreciation to **30%** resulting in **15,910** assessment; Mr. Boutin *seconded*. Chairman Vincenzi and Mr. Boutin in favor; Ms. Ritter against. **Motion passed.**

379 Main Street

Original Assessment: 549,220

Did not re-appear. The Board discussed the petition and Chairman Vincenzi said he would drive by the property over the weekend.

No action.

538 Main Street

Original Assessment: 576,420

Kevin Curry emailed information for the Board to review but did not re-appear before the Board. Some information was missing and the Board agreed to give the appellant until Monday to provide the information.

No action.

39 Chelsea Drive

Original Assessment: 207,550

Mr. Sarnowski presented the Board with information regarding how a new roof affects the value of a house and expressed concerns regarding his neighbors assessments as well. Ms. Baron explained the Town's position and supported an assessment of 202,000.

Ms. Ritter made a *motion* to reduce the assessment to **202,000**; Chairman Vincenzi *seconded*. All in favor; **motion passed.**

D: Old Business

1. Possible Action on Decisions

9 Rivercove

Original Assessment: 268,310

Ms. Ritter made a *motion* to reduce the assessment to **260,000**; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

Cherry Hill Construction

Original Assessment: 250,000

Supporting documentation was not received as of this meeting. The Board agreed to give the appellant until Monday to provide the information.

No action.

Riversedge Donuts LLC

Original Assessment: 142,800

Supporting documentation was not received as of this meeting. The Board agreed to give the appellant until Monday to provide the information.

No action.

Ripley Tool LLC

Original Assessment: 2,122,040

Supporting documentation was not received as of this meeting. The Board agreed to give the appellant until Monday to provide the information.

No action.

Clark Chiropractic Center LLC

Original Assessment: 6,340

Mr. Clark did not return the call to schedule an inspection prior to this meeting as requested.

Ms. Ritter made a *motion* to deny the appeal; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

GKN Aerospace Services Structures Corp

Original Assessment: 7,160,420

Did not appear.

GKN Aerospace Services Structures Corp did not appear for their 5/12 hearing. On 5/13 Patrick Kaczor requested they be heard at a different date and time claiming he found out the hearing date and time too late. The Board acknowledged they were not hearing any more appeals after tonight. Ms. Baron explained that their paperwork is problematic such as they did not declare all of the equipment they are requesting the exemption for and some listed exempt equipment is not manufacturing equipment. She explained that she did not believe a hearing would resolve in their favor due to the issues with their paperwork.

Ms. Ritter made a *motion* to **deny** the appeal; Mr. Boutin *seconded*. All in favor; **motion passed**.

Cooper Landscaping

Original Assessment: 2,350

Did not appear.

Ms. Ritter made a *motion* to **deny** the appeal; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

Federal Rent A Fence

Original Assessment: 5,000

Did not appear.

Chairman Vincenzi made a *motion* to **deny** the appeal; Mr. Boutin *seconded*. All in favor; **motion passed**.

Global Montello Group Corp M4023000

Original Assessment: 366,990

Did not appear.

Ms. Ritter made a *motion* to **deny** the appeal; Mr. Boutin *seconded*. All in favor; **motion passed**.

Global Montello Group Corp E2840000

Original Assessment: 202,030

Did not appear.

Ms. Ritter made a *motion* to **deny** the appeal; Mr. Boutin *seconded*. All in favor; **motion passed**

7 Jewell Ave

Original Assessment: 162,120

Did not appear.

Ms. Ritter made a *motion* to **deny** the appeal; Mr. Boutin *seconded*. All in favor; **motion passed**.

53 South Street

Original Assessment: 153,860

Ms. Ritter made a *motion* to **deny** the appeal; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

Did not appear.

Ostin, Ruddy MVS List #81535

Original Assessment: 3,342

Did not appear.

Ms. Ritter made a *motion* to **deny** the appeal; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

2. Approve Minutes 5/12/2020 Meeting

No action.

E: Staff Comments:

Another meeting will be held via Zoom Monday, May 18 at 4:30 pm to complete their business. Ms. Baron advised that the decision letter for the Hintz property needs to state that the Board's decision required the completed paperwork to be in the Assessor's Office by June 1st.

F: Adjourn:

Chairman Vincenzi adjourned the meeting at 8pm.

A handwritten signature in black ink, appearing to read 'Lisa A. Ruggiero', with a stylized, flowing script.

Lisa A. Ruggiero

Board of Assessment Appeals Clerk