

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Monday, May 18, 2020
4:30 pm
Virtual Via Zoom

- A. Call to Order: The meeting was called to order at 4:40 pm by Chairman Vincenzi.
- B. Roll Call: Present: Board members Chairman William Vincenzi, Justin Boutin;
Alternate Julie Ritter arrived at 5pm
Absent: Board Member Robert Milardo and Alternate Charles Epstein
Also Present: Assessor Shawna Baron

C. New Business:

1. None.

RECEIVED FOR RECORD
May 20, 2020 12:11P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

D. Old Business:

1. Approve Minutes of 5/7/20, 5/12/20 and 5/14/2020 Meetings.

No action.

2. Discuss and make decisions on undecided cases.

Ripley Tool LLC

Original Assessment: 2,122,040

Ms. Baron said she received the requested documentation and supported a 1,026,430 exemption. Chairman Vincenzi *motioned* to approve the **1,026,430** exemption; Mr. Boutin *seconded*. Chairman Vincenzi and Mr. Boutin in favor; **motion passed**. (Ms. Ritter was absent for this vote only).

Riversedge Donuts LLC

Original Assessment: 142,800

Chairman Vincenzi read Mr. Batista's email to the Board and Ms. Baron explained that state statute allows the Assessor to require the tax return.

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

Cherry Hill Construction

Original Assessment: 250,000

Ms. Baron said she received some information from Cherry Hill and recommended a reduction to zero.

Ms. Ritter made a *motion* to reduce the assessment to **0**; Chairman Vincenzi *seconded*. All in favor; **motion passed**.

538 Main Street

Original Assessment: 576,420

There was a discussion about what the income approach was based. The Board also discussed the value of this gas station compared to the station across the street. Ms. Ritter pointed out that no factual data was provided to support a reduction in value. Mr. Vincenzi said that even though nothing factual was provided to support a lower value, he believed the value was too high and offered 700K for a value (490,000 assessment); Mr. Boutin didn't believe they should go that low.

Chairman Vincenzi made a *motion* to lower the assessment to **490,000**; Mr. Boutin *seconded*. All in favor; **motion passed**.

379 Main Street

Original Assessment: 549,220

The Board was a bit unclear as to what value Mr. Bartolotta was asking for and they thought he was going to reappear last week. Chairman Vincenzi did not inspect the property as he had planned so he still needed to rely on the photos for his opinion. Ms. Baron stated that Mr. Barolotta will still get 100,000 off his greenhouses so he will not lose the exemption.

Mr. Boutin made a *motion* to **reduce the assessment by 50,000**; Mr. Vincenzi *seconded*. All in favor; **motion passed**.

Future Fitness Pro

Original Assessment: 125,000

Mr. Vincenzi was unable to justify the given assessment based on the information he had. Mr. Asadourian did not file the minimal declaration and provide the lease via email the day after his hearing as he said he would do; instead, he sent a letter from the owner of ATI who said they owned the equipment. Since the appellant did not file a declaration, Ms. Baron reminded the Board that they have no authority to reduce the assessment, they could only remove it. Chairman Vincenzi said he would call Mr. Asadourian and tell him that the Assessor's Office needs the requested information in their office by 4pm 5/19/20. If received, the Assessor will assess accordingly based on what he files which he stated would be his laptop and cell phone.

Ms. Ritter asked Mr. Vincenzi to send the link to the declaration to Mr. Asadourian.

Ms. Ritter made a *motion* that **Mr. Asadourian needs to file his personal property declaration by 4pm 5/19/20 or his request to appeal will be denied**; Mr. Vincenzi *seconded*. All in favor; **motion passed**.

E. Staff Comments

It was determined that the Clerk would email the Chairman the approval letters, he would sign and email back to the Clerk.

Ms. Baron advised the Board that Mr. Epstein made a complaint to the Town Manager regarding the lack of Democratic representation for the hearings.

Ms. Baron said that all elected and appointed have the right to be at the meetings. If the elected Board members do not appear; alternates may fill in. Ms. Ritter said that in no way were decisions based on any political party and that she is present for the people of the Town.

Ms. Ritter reminded the Board that Mr. Boutin advised the Board in advance that he would not be present for the 5/7 hearing and she committed her time to be present as a result. Without advance notice, Mr. Boutin decided to appear at the meeting, arriving 1.5 hours late. Since only three could cast votes, Ms. Baron advised that at this point either Mr. Epstein or Ms. Ritter could leave. It was determined by the Board that Mr. Boutin would not vote since he missed the first 1.5 hours of the meeting and Ms. Ritter and Mr. Epstein would continue.

Chairman Vincenzi noted that Mr. Epstein is an alternate and that elected member Robert Milardo chose not to attend any of the meetings because the meetings were being held virtually due to Covid 19 concerns. Chairman Vincenzi noted that Mr. Epstein contacted him directly via email asking if there was enough coverage if he was unable to attend a meeting; the Chairman advised him there was. Ms. Ritter and Chairman Vincenzi reiterated that their decisions are non-partisan.

Ms. Baron reminded the Board to set a date for the September hearings. Thinking ahead to what September may be like, given Covid 19, although convenient on some level, Mr. Boutin and Chairman Vincenzi agreed that in-person meetings are much better than virtual.

F. Adjournment:

The meeting adjourned at 6:07pm.



Lisa A. Ruggiero
Board of Assessment Appeals Clerk