

TOWN OF CLINTON, CONNECTICUT

Board of Assessment Appeals

Meeting Minutes

March 29, 2021

William Stanton Andrews Memorial Town Hall

54 East Main Street

Clinton, Connecticut 06413

The Board of Assessment Appeals held a meeting on Monday, March 29, 2021 to deliberate and render decisions. The meeting was called to order at 6:36 P.M. by Chairman- Donald Hansen.

Present: Donald Hansen, Tom Hollinger and Alternate-Alyson Roberts

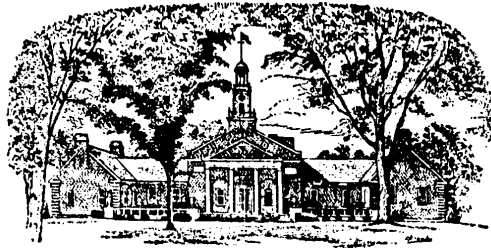
A motion was made by Hollinger, seconded by Hansen to seat Alternate Roberts for the vacant full seat. All were in favor. Motion carried.

Discussion ensued and the Board began deliberations.

A motion was made by Hollinger, seconded by Roberts to proceed and render final decisions. All were in favor. Motion carried.

After evaluating all the information received in regards to the hearings that have been held the Board rendered their final decisions as follows:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
40 West Shore Drive	14/4/8	Avino, Eugene & Diane	Real Estate
<ul style="list-style-type: none">• Change appraised value –Assessor to re-measure dwelling and correct field card Members in favor: Hollinger, Roberts *Hansen was not seated			
25 Tower Hill Road	48/41/3-5	Smith Ian C. & Herzog Smith Mary	Real Estate
<ul style="list-style-type: none">• Change appraised value from 453,200 to 425,000• Land value 14,100 / Dwelling 14,100 Members in favor: Hollinger, Roberts, Hansen			
26 Christina Court	06/2/25-145	Rapuano, Eraclito & Camille	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts *Hansen was not seated			
27 Janes Lane Ext	61/44/42	Kaiser, Irene M.	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			



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11 Hurd Bridge Road	41/39/102	Synder, Peter E.	Real Estate
<ul style="list-style-type: none">• Change carport appraisal to 800• Reduce carport appraisal			
Members in favor: Hollinger, Roberts *Hansen was not seated			
11 Taylor Ridge	51/39/46-4	Brooks, Elizabeth & Mullane, John	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts *Hansen was not seated			
19 Marymac Loop	67/58/44	Kowpak, Corinne P.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 258,400 to 250,000• Dwelling			
Members in favor: Hollinger, Roberts, Hansen			
21 Commerce Street	45/34/8	Gang, Mary Claire	Real Estate
<ul style="list-style-type: none">• Change –Assessor to fix clerical error on field card			
Members in favor: Hollinger, Roberts *Hansen was not seated			
31 Commerce Street	45/34/10-1	Hansen, Donald R. & June T.	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts *Hansen was not seated			
186 East Main Street	68/65/55A	Watts, John D. Trustee	Real Estate
<ul style="list-style-type: none">• Change- Assessor to re-measure and change field card			
Members in favor: Hollinger, Roberts, Hansen			
2 Mohawk Drive	56/63/49	Watts, John G. & Cynthia	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts			
Member Opposed: Hansen			



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7 Mohawk Drive	56/63/35	Lafrance, Marie F. & Robert	Real Estate
<ul style="list-style-type: none">No Change			
Members in favor: Hollinger, Roberts			
Member Opposed: Hansen			
33 Commerce Street	45/34/10	Wagner, Laura C.	Real Estate
<ul style="list-style-type: none">No Change			
Members in favor: Hollinger, Roberts			
*Hansen was not seated			
65 Commerce Street	45/35/12	Kinser, Lynn & Stevens, Robert	Real Estate
<ul style="list-style-type: none">No Change			
Members in favor: Hollinger, Roberts			
*Hansen was not seated			
12 Iroquois Drive	56/63/56	Logan, Deborah	Real Estate
<ul style="list-style-type: none">No Change			
Members in favor: Hollinger, Roberts, Hansen			
118 Commerce Street	57/64/73	Robin, Timothy D.	Real Estate
<ul style="list-style-type: none">No Change			
Members in favor: Hollinger, Roberts			
Member Opposed: Hansen			
36 Waterside Lane	68/65/16	Salhani, Michael Anthony & Haywood, Kimberly Alwyn	Real Estate
<ul style="list-style-type: none">Change appraised value from 415,500 to 410,000Land value			
Members in favor: Hollinger, Roberts, Hansen			
1 20' Right of Way	46/73/3-1	Nichols, Jonathan & Gentile, Donald	Real Estate
<ul style="list-style-type: none">Change appraised value from 914,363 to 550,000Land Value			
Members in Favor: Hollinger, Roberts Hansen			

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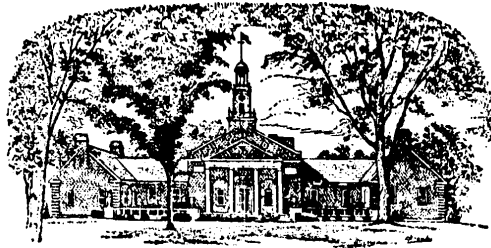
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<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
84 Waterside Lane • Change appraised value from 857,500 to 825,000 • Condo Members in favor: Hollinger, Roberts, Hansen	68/65/102	Acri, Pasquale	Real Estate
108 Pratt Road • No Change Members in favor: Hollinger, Roberts, Hansen	34/13/97A1	Francis, Omar W. & Donna	Real Estate
85 Waterside Lane • No Change Members in favor: Hollinger, Roberts, Hansen	68/65/101	Felgate, Alan	Real Estate
112 Pratt Road • Change appraised value from 761,907 to 740,000 • Land value Members in favor: Hollinger, Roberts, Hansen	34/13/97A2	Francis, Omar W. & Donna	Real Estate
48 Sols Point Road • No Change Members in favor: Hollinger, Roberts Member opposed: Hansen	80/72/19	Fierrston, Seth B. & Flannery, Sharon	Real Estate
14 West Main Street • Change appraised value from 350,000 to 325,000 • Dwelling Members in favor: Hollinger, Roberts, Hansen	45/34/2	Route One Clinton, LLC	Real Estate
84A Waterside Lane • No Change Members in favor: Hollinger, Roberts, Hansen	68/65/102	Sturm, Noami & Daniela M.	Real Estate



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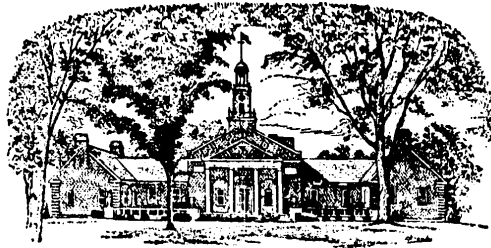
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<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
5 Tidewater Lane • Change appraised value from 436,700 to 420,200 • Dwelling Members in favor: Hollinger, Roberts, Hansen	73/70/2-3	Wiley, Arthur H. & Jean J.	Real Estate
84C Waterside Lane • No Change Members in favor: Hollinger, Roberts, Hansen	68/65/102	Miller, Kimberly A.	Real Estate
47 Osprey Commons • Change appraised value from 1,021,663 to 930,000 • Dwelling 60,000 & Land value 31,663 Members in favor: Hollinger, Roberts, Hansen	69/65/113-45	Olney, Mark & Nancy	Real Estate
84D Waterside Lane • Change appraised value from 337,400 to 322,400 • Land value Members in favor: Hollinger, Hansen Member opposed: Roberts	68/65/102	Sturm, Shimon Trustee	Real Estate
16 Beach Road Extension • Change appraised value from 216,200 to 180,000 • Land value Members in favor: Hollinger, Roberts, Hansen	86/71/66	Mauzy, Lisa R.	Real Estate
84H Waterside Lane • No Change Members in favor: Hollinger, Roberts, Hansen	68/65/102	Hollister, Anthony G.	Real Estate



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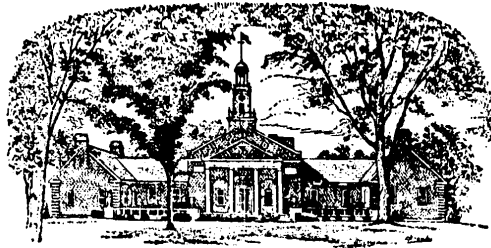
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15 Reservoir Road	49/42/8	Neri, Alan A. Est. of c/o Neri, Helen M. Exec.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 86,100 to 45,000• Land value Members in favor: Hollinger, Roberts, Hansen			
Riverside Drive #50-01	34A/13/135	Rowe, Joseph & Noreen	Real Estate
<ul style="list-style-type: none">• Change appraised value from 31,400 to 25,900• Dock Members in favor: Hollinger, Roberts, Hansen			
Nod Place	22/10/45	Neri, Helen	Real Estate
<ul style="list-style-type: none">• Change appraised value from 104,000 to 75,000• Land value Members in favor: Hollinger, Roberts, Hansen			
Camper at Riverdale Farms 111 River Road	Site 43	Rahrig, William	Personal Property
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			
7 West Loop Road	70/67/41	SHBL, LLC	Real Estate
<ul style="list-style-type: none">• Change appraised value from 382,760 to 260,000• Land value Members in favor: Hollinger, Roberts, Hansen			
2 West Walk	70/67/100	Blum, Ronnie C. Trustee	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			



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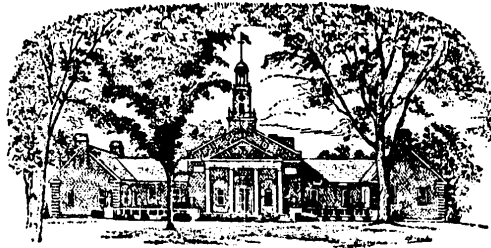
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15 Loop Road • No Change Members in favor: Hollinger, Roberts, Hansen	70/67/23	Ferrara, Michael & Sherry	Real Estate
19 Shore Road • Change appraised value from 2,016,387 to 1,925,000 • Land value Members in favor: Hollinger, Hansen Member Abstained: Roberts	80/72/44	Dyson, Steven D. Trustee	Real Estate
22 East Service Road • No Change Members in favor: Hollinger, Roberts, Hansen	80/72/11	Alon, Susan M.	Real Estate
21 Shore Road • Change appraised value from 2,544,687 to 2,350,000 • Land value Members in favor: Hollinger, Hansen Member Abstained: Roberts	80/72/45	The Shorefront Corp.	Real Estate
37 Shore Road • Change appraised value from 1,713,587 to 1,540,000 • Land value Members in favor: Hollinger, Roberts, Hansen	80/72/53	Laflamme, Grace T. Trustee	Real Estate
39 Shore Road • Change appraised value from 1,549,287 to 1,300,000 • Land value Members in favor: Hollinger, Roberts, Hansen	80/72/54	Lanza, Colleen H.	Real Estate



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83 Shore Road	79/72/76	Majewski, Mark F. & Majewski, Heather	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,475,770 to 800,700• Land value Members in favor: Hollinger, Roberts, Hansen			
115 Shore Road	79/72/93	Palumbo, Raymond W.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 899,992 to 850,000• Land value Members in favor: Hollinger, Roberts, Hansen			
49 Shore Road	79/72/59	Prosser, Matthew R. Trustee & Prosser Carole B. Trustee	Real Estate
<ul style="list-style-type: none">• Change appraised value from 2,203,687 to 2,000,000• Land value Members in favor: Hollinger, Roberts, Hansen			
51 Shore Road	79/72/60	Chaney, Diana L. Revocable Trust	Real Estate
<ul style="list-style-type: none">• Change appraised value from 2,187,087 to 1,987,087• Land value Members in favor: Hollinger, Roberts, Hansen			
117 Shore Road	79/72/94	Kelly, Stephen J.	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			
121 Shore Road	79/72/95	Kelly, Stephen J.	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts Member Opposed: Hansen			



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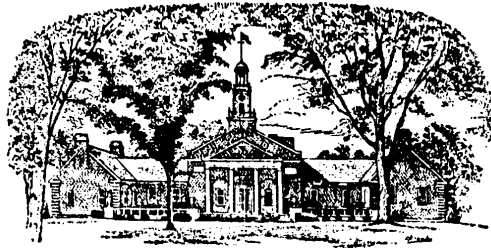
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21 Grove Way • Change appraised value from 925,200 to 900,000 • Condo Members in favor: Hollinger, Roberts, Hansen	86/72/138	Carmines Beach House, LLC	Real Estate
36 Shore Road • Change appraised value from 461,844 to 400,000 • Land value Members in favor: Hollinger, Roberts, Hansen	79/70/53	Brown, Vance C. & Eisenman, Nina	Real Estate
6 Sols Point Road • Change appraised value from 1,051,556 to 900,000 • Land value Members in favor: Hollinger, Roberts, Hansen	80/72/40	Galland, Jeremy & Danielle	Real Estate
54 Shore Road • Change appraised value from 161,789 to 130,000 • Land value Members in favor: Hollinger, Roberts, Hansen	79/70/62	61 Shore Rd, LLC.	Real Estate
50 Sols Point Road • Change appraised value from 989,480 to 975,000 • Land value Members in favor: Hollinger, Roberts, Hansen	80/72/18	Riordan, R.W. Jeffers K.A. Trustee	Real Estate
61 Shore Road • Change appraised value from 1,457,987 to 1,257,987 • Land value Members in favor: Hollinger, Roberts, Hansen	79/72/65	61 Shore Rd, LLC.	Real Estate



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52 Sols Point Road	80/72/17	CLT Family LLC. & French, Barbara J. Trust	Real Estate
<ul style="list-style-type: none">• Change appraised value from 931,580 to 900,000• Land value Members in favor: Hollinger, Roberts, Hansen			
56 Shore Road	79/70/63	Porzio, Vincent A.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 169,298 to 139,298• Land value Members in favor: Hollinger, Roberts, Hansen			
63 Shore Road	79/72/66	Porzio, Vincent A.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,683,400 to 1,600,000• Land value Members in favor: Hollinger, Roberts, Hansen			
12 Sols Point Road	80/72/37	Obstreperous Octopus LLC	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,191,338 to 1,100,000• Land value Members in favor: Hollinger, Roberts, Hansen			
16 Sols Point Road	80/72/35	Haughty Heron LLC	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,119,528 to 1,100,000• Land value Members in favor: Hollinger, Roberts, Hansen			
112 Nod Road Suite# 11	2008-143 (ID Number)	A.M.I Contract Food Service	Personal Property
<ul style="list-style-type: none">• Change Assessment from 123,638 to 62,041+ 25% penalty Members in favor: Hollinger, Roberts, Hansen			



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113 Nod Road • Change appraised value from 317,800 to 276,000 • I.N.E. Members in favor: Hollinger, Roberts, Hansen	21/3/25	MJM Self Storage of Clinton LLC	Real Estate
19 Nod Place • Change appraised value from 1,036,300 to 965,000 • I.N.E. Members in favor: Hollinger, Roberts, Hansen	21/7/1	MJM Self Storage of Clinton LLC	Real Estate
22 Nod Road • Change appraised value from 464,800 to 440,000 • I.N.E. Members in favor: Hollinger, Roberts, Hansen	33/9/17-1	MJM Self Storage of Clinton LLC	Real Estate
18 Nod Road • Change appraised value from 1,045,600 to 847,000 • I.N.E. Members in favor: Hollinger, Roberts, Hansen	33/9/18	MJM Self Storage of Clinton LLC	Real Estate
7 Nod Place • Change appraised value from 250,300 to 217,000 • I.N.E. Members in favor: Hollinger, Roberts, Hansen	21/7/2-1	MJM Self Storage of Clinton LLC	Real Estate
4 Vienna Lane • Change Assessment from 2819 to 0 (zero) + 25% penalty = 0 zero Members in favor: Hollinger, Roberts, Hansen	2020-023	Coogan, Bryant M.	Personal Property
137 East Main Street Apt. C • Change Assessment from 2700 to 0 (zero) Members in favor: Hollinger, Roberts, Hansen	2019-0120 (ID Number)	For the Love of Food	Personal Property

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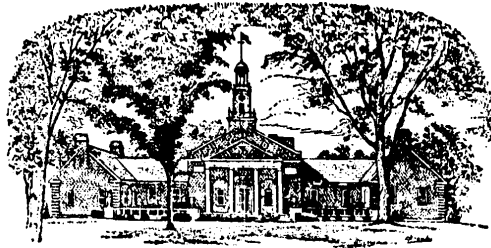
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20 Killingworth Turnpike Outlet# 115	2020-029 (ID Number)	Candy Works LLC	Personal Property
<ul style="list-style-type: none">• Change Assessment from 35,688 to 20,000 + 25% penalty Members in favor: Hollinger, Roberts, Hansen			
58 Shore Road	79/70/64	Vojtila, Sharon K	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			
65 Shore Road	79/72/67	Vojtila, Sharon K	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,071,000 to 1,000,000• Land value Members in favor: Hollinger, Roberts, Hansen			
31-33 West Main Street	97-127 (ID Number)	Standard Petroleum Company	Personal Property
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			
10 Airline Road	09/3/1-7	Peterson, Donald J & Ventura E.	Real Estate
<ul style="list-style-type: none">• Change –Assessor to re-measure dwelling and correct field card Members in favor: Hollinger, Roberts, Hansen			
25 Kelseytown Bridge Road	49/42/62	Paradis, Michael D.	Real Estate
<ul style="list-style-type: none">• Change- Assessor to re-measure dwelling and correct field card Members in favor: Hollinger, Roberts, Hansen			
55 Grove Way	88/72/156	Fortsch, James G & Elizabeth P.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,135,251 to 1,000,000• Land value Members in favor: Hollinger, Roberts Hansen			



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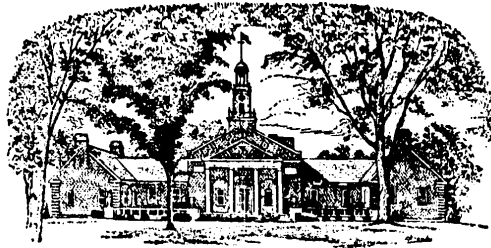
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58 Commerce Street	56/63/21	CW Burke, LLC	Real Estate
<ul style="list-style-type: none">• Change appraised value from 900,913 to 800,000• Buildings			
Members in favor: Hollinger, Roberts, Hansen			
17 Kelsey Road	69/66/17	Defrancesco, Steve & Jaclyn	Real Estate
<ul style="list-style-type: none">• Change- Assessor to re-measure and correct field card diagram			
Members in favor: Hollinger, Roberts, Hansen			
16 Stony Point Road	33/13/6	Schumack, Jane & Robert S.	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts, Hansen			
23 Merrill Road	69/66/131	Mohmood, Amjad & Carol	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts, Hansen			
4 South Parkway	69/66/191-2	DiMauro, Marion K & Thomas J.	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts, Hansen			
155 Shore Road	86/72/13	155 Shore Rd Trust	Real Estate
<ul style="list-style-type: none">• Change- Assessor to re-measure and correct field card			
Members in favor: Hollinger, Roberts, Hansen			
49 Riverside Drive	34/13/135C	Cress Holdings, LLC	Real Estate
<ul style="list-style-type: none">• No Change			
Members in favor: Hollinger, Roberts, Hansen			
119 Shore Road	79/72/96	Bonati, Richard M. & Naomi	Real Estate
<ul style="list-style-type: none">• Change appraised value from 454,550 to 425,000• Land value			
Members in favor: Hollinger, Roberts, Hansen			

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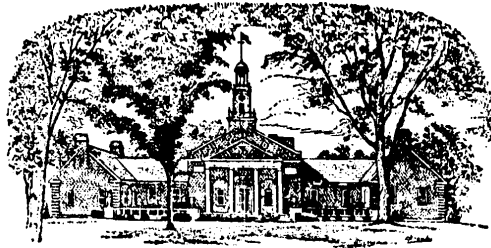
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223 East Main Street #2	78/68/7-2/2	Singh Amandeep & Gurmeet K Trustees	Real Estate
<ul style="list-style-type: none">• Change appraised value from 336,100 to 320,000• Condo			
		Members in favor: Hollinger, Roberts, Hansen	
242 East Main Street #7	78/70/156/7	Singh Amandeep & Gurmeet K Trustees	Real Estate
<ul style="list-style-type: none">• Change appraised value from 84,100 to 78,000• Condo			
		Members in favor: Hollinger, Roberts, Hansen	
237 East Main Street	78/68/12A	Singh, Amandeep & Gurmeet K Trustees	Real Estate
<ul style="list-style-type: none">• Change appraised value from 446,100 to 400,000• Multi-tenant			
		Members in favor: Hollinger, Roberts, Hansen	
9 Sols Point Road	80/72/5	Remetta, Lawrence & Diane	Real Estate
<ul style="list-style-type: none">• Change appraised value from 463,926 to 420,000• Land value			
		Members in favor: Hollinger, Roberts, Hansen	
19 Sols Point Road	80/72/9A	Hayes Phillip, Harris Jutta A (Surv)	Real Estate
<ul style="list-style-type: none">• Changed appraised value from 1,275,834 to 1,200,000• Dwelling			
		Members in favor: Hollinger, Roberts, Hansen	
20 Sols Point Road	80/72/33	Hayes Brothers, LLC.	Real Estate
<ul style="list-style-type: none">• Changed appraised value from 1,177,538 to 1,125,000• Land value			
		Members in favor: Hollinger, Roberts, Hansen	

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140 Killingworth Turnpike	29/21/6	Preferred Realty, LLC.	Real Estate
<ul style="list-style-type: none">• Changed appraised value from 956,400 to 875,000• Dwelling Members in favor: Hollinger, Roberts, Hansen			
114 West Main Street	33/12/2	Richards Brothers Farms	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			
57 Shore Road	79/72/63	Richards Ann O. Trustee	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,670,187 to 1,465,300• Land value Members in favor: Hollinger, Roberts, Hansen			
26 Sols Point Road	80/72/31	Bollman, Mark B. Jr. & Bollman, Barbara Smith Trustee	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,170,138 to 1,150,138• Land value Members in favor: Hollinger, Roberts, Hansen			
17 Meadow Road	78/68/14	ZZ Rental, LLC.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 460,200 to 430,000• Land value Members in favor: Hollinger, Roberts, Hansen			
32 Sols Point Road	80/72/28	Bierkan, Dean A. & Amber F.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,314,456 to 1,280,000• Land value Members in favor: Hollinger, Roberts, Hansen			



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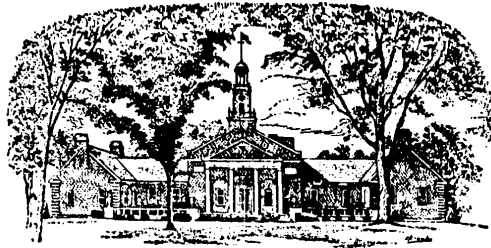
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<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
33 Hammock Road	70/67/16A	Vender, Richard J. & Amy G. Trust	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,486,850 to 1,400,000• Land value Members in favor: Hollinger, Roberts, Hansen			
15 Uncas Road	69/66/6	Carlozzi, Linda	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts, Hansen			
52 Jefferson Circle	65/49/38	Klimas, Ronald & White Patricia	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts Member opposed: Hansen			
35 Shore Road	80/72/52	Cohen, William & Evelyn R.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 1,379,987 to 1,279,987• Land value Members in favor: Hollinger, Roberts, Hansen			
Pratt Road	34/13/99	SAJ IV, LLC.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 66,500 to 52,000• Land value Members in favor: Hollinger, Roberts, Hansen			
41 Shore Road	80/72/55	Turtle Trust, LLC.	Real Estate
<ul style="list-style-type: none">• No Change Members in favor: Hollinger, Roberts Member opposed: Hansen			
34 Shore Road	79/70/52	Kaplan, Stacy C.	Real Estate
<ul style="list-style-type: none">• Change appraised value from 188,578 to 148,578• Land value Members in favor: Hollinger, Roberts, Hansen			



TOWN OF CLINTON, CONNECTICUT

Board of Assessment Appeals

Meeting Minutes

March 29, 2021

William Stanton Andrews Memorial Town Hall

54 East Main Street

Clinton, Connecticut 06413

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
45 Shore Road	80/72/57	Kaplan, Stacy C.	Real Estate
<ul style="list-style-type: none">No Change Members in favor: Hollinger, Roberts Member opposed: Hansen			
34 Sols Point Road	80/72/27	Kaplan, Robert K. & Walker, Lisa	Real Estate
<ul style="list-style-type: none">No Change Members in favor: Hollinger, Roberts, Hansen			
20 Lumberyard Road	44/11/6	Chelstin Properties, LLC.	Real Estate
<ul style="list-style-type: none">Change appraised value from 272,400 to 250,400Dwelling Members in favor: Hollinger, Roberts, Hansen			
92 Pratt Road	34/13/91	Flagge, Donald K. & Lisa B.	Real Estate
<ul style="list-style-type: none">Change- Assessor to re-measure and correct field card Members in favor: Hollinger, Roberts, Hansen			

A motion was made by Hollinger, seconded by Roberts to adjourn the meeting at 7:45 P.M.
All were in favor. Motion carried.

Respectfully Submitted,
Donna Novy
BAA Clerk