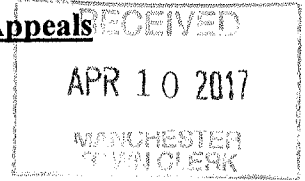


Minutes and Actions of the Manchester Board of Assessment Appeals
(Page 1 of 13)



Date of Meeting: Tuesday, March 7, 2017

Members and Alternates present: David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, Tim Bergin and Aprill Shines

Members and Alternates absent: None

Meeting called to order at 6:30 PM

Old Business: N/A

New Business: N/A

Assessment appeals heard/deliberated (all hearings and deliberations were for the 2016 Grand List, except where otherwise stated):

1. Robert and Sharon Sekoll, 48 Barnwood Road
Decision: Reduce full value to \$256,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
2. Olivia J. Golas (by Attorney David Golas), 267 Boulder Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
3. Adam Hickman, 99 Harvest Lane
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
4. George Agnelli, 9 Charter Oak Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

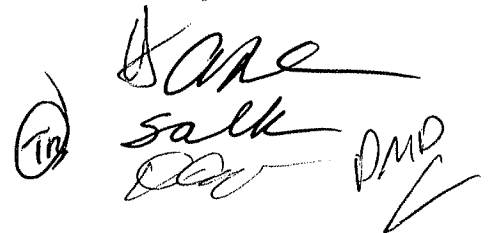
Handwritten signatures and initials:
KCS
salk
ETM
PMD

Minutes & Actions of the Board of Assessment Appeals

Date: Tuesday, March 7, 2017

Page 2 of 13

5. Dawn Cook, 69 Wells Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
6. Thomas Crockett and Michael Crockett, 22 Glenwood Street
Decision: Reduce full value to \$104,600 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
7. Thomas Crockett, 46 Foster Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
8. 142 Union Street L.P., Paul Steimle (by Attorney David Gussak), 275 Progress Drive
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
9. 100 Manchester Realty LLC, Paul Steimle (by Attorney David Gussak), 100 Sanrico Drive
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
10. 100 Manchester Realty LLC, Paul Steimle (by Attorney David Gussak), 112 Sanrico Drive
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
11. Mary & Robert Buckland, 9 Fir Grove Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

Handwritten signatures and initials in the bottom right corner. From top to bottom: a signature that appears to be 'D. Gussak', the name 'Gussak' written below it, and initials 'DMD' with a checkmark.

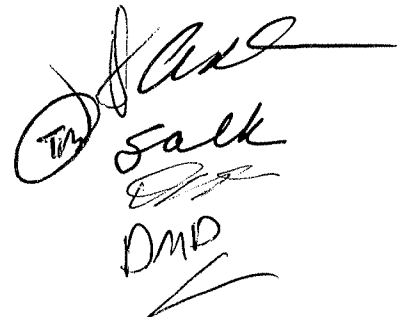
Minutes & Actions of the Board of Assessment Appeals
Date: Tuesday, March 7, 2017
Page 3 of 13

12. Mary & Robert Buckland, 9A Thompson Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
13. Mary & Robert Buckland, 12B Thompson Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
14. Bret, LLC, Bruce Beck (by Attorney Matthew Potter), 451 Center Street
Decision: No Change, insufficient evidence (Vote 5-0)
David Wichman recused himself
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
15. Conyers Commercial Center LLC, 59 Tolland Turnpike
Decision: No change, insufficient evidence. (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
16. Jessica M. Mendelson, 98 Princeton Street (by Attorney William R. Broneill)
Decision: No change, insufficient evidence. (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
17. Princeton Associates, 143 Florence Street (by attorney William M. Broneill)
Decision: No change, insufficient evidence. (Vote 5-0)
David Wichman recused himself.
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

Handwritten signatures and initials:
A circled "TB" with a checkmark next to it.
A signature that appears to be "Salk".
A signature that appears to be "DMD".
A signature that appears to be "Ane".

Minutes & Actions of the Board of Assessment Appeals
Date: Tuesday, March 7, 2017
Page 4 of 13

18. Ken Vincunas/Edward O'Leary, 394 West Center Street
Decision: Reduce full value to \$443,500. (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
19. Tolland Turnpike Associates, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak),
360 Tolland Turnpike
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
20. Kylon-Hale Road LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 147 Hale Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
21. Manchester Manor Realty LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak),
385 West Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
22. Arbors of Hop Brook Limited Partnership, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak),
403 West Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

Handwritten signatures and initials in the bottom right corner. The initials 'TM' are circled. The name 'Gussak' is written in a cursive script. Below it are other initials, including 'DMD'.

Minutes & Actions of the Board of Assessment Appeals

Date: Tuesday, March 7, 2017

Page 5 of 13

23. Manchester Properties LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 178 Hartford Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
24. Partridge LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 465 Hartford Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
25. Partridge LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 485 Hartford Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
26. Ronald G. Schaller Revocable Trust, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 347 Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
27. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 351 Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

(TB) 
Gussak

DMD


Minutes & Actions of the Board of Assessment Appeals

Date: Tuesday, March 7, 2017

Page 6 of 13

- 28. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 361 Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

- 29. Schaller, Inc., David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 365 Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

- 30. Oakland Heights Associates, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 360 Oakland Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

- 31. MDS Properties, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 21 Buckland Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

- 32. Redmond Manchester Properties, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 179 Deming Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting



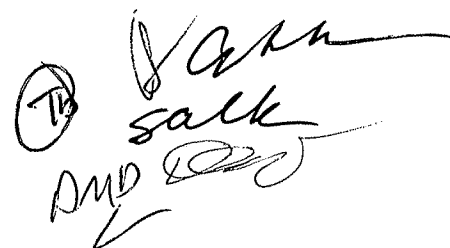

DMD

Minutes & Actions of the Board of Assessment Appeals

Date: Tuesday, March 7, 2017

Page 7 of 13

33. Phoenix Manchester, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 116 East Center Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
34. Cheney Office Building Associates, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 146 Hartford Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
35. KWL Family Holdings, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 527 Middle Turnpike East
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
36. Galaxy Investments, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 100 Tolland Turnpike
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
37. Kayli Real Estate, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 117 Colonial Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

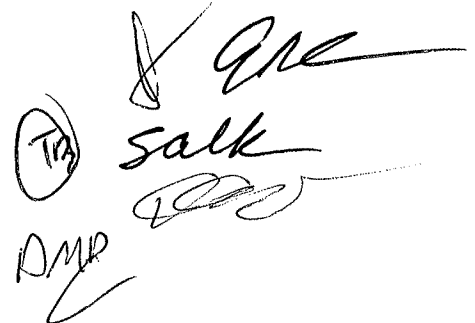
Handwritten signatures and initials in the bottom right corner. There are three distinct signatures: one that appears to be 'D. Gussak', another that is more stylized, and a third that includes the initials 'DMD'.

Minutes & Actions of the Board of Assessment Appeals

Date: Tuesday, March 7, 2017

Page 8 of 13

38. Harvey Propco, LLC, David Johnson/Joseph C. Sansone Co.
(by Attorney David Gussak), 730 Parker Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
39. Retail Property Two, LLC, David Johnson/Joseph C. Sansone
Co. (by Attorney David Gussak), 33 Adams Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
40. The Donwell Company, David Johnson/Joseph C. Sansone Co.
(by Attorney David Gussak), 130 Sheldon Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
41. Fibro-Cheney LLC, David Johnson/Joseph C. Sansone Co. (by
Attorney David Gussak), 130 Hartford Road
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting
42. GLK Realty Limited Partnership, David Johnson/Joseph C.
Sansone Co. (by Attorney David Gussak),
220 North Main Street
Tabled at March 7, 2017 meeting
Decision at March 9, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 9, 2017 meeting

Handwritten signatures and initials in the bottom right corner. From top to bottom: a signature that appears to be 'Gussak', the name 'salk' written in a stylized font, a signature that appears to be 'DMP', and a circled 'TJ'.

Minutes & Actions of the Board of Assessment Appeals
Date: Tuesday, March 7, 2017
Page 9 of 13

43. SPG Manchester, LLC, Sanjiv Kumar, Burgerfi, Personal Property (Account #: B00161873)
Decision: Tabled (Vote 6-0)
44. Polar Capital Manchester LLC, Personal Property Account # B00031513 (Personal Property audit, 2014-2016 Grand Lists March 1, 2017 Hearing Decision: No change, insufficient evidence (Vote 6-0).
This appeal was deliberated again at the March 2, 2017 meeting, and at that time, the BAA requested that Assessment staff contact Polar Capital Manchester LLC to schedule another appeal hearing. The BAA felt that the hearing on March 1st focused only on the 2016 Grand List assessment and never really discussed the other two years. In the interest of fairness regarding those other two years, the BAA felt it was best to conduct another hearing. John Rainaldi to contact Polar Capital Manchester LLC (Vote 6-0). The second hearing was then conducted at the March 7, 2017 meeting.
March 7, 2017 Hearing Decision at March 15, 2017 meeting: Based on second hearing, all three years 2014, 2015 and 2016, no change, insufficient evidence. (Vote 6-0)
Refer to Minutes & Actions for the March 1, 2017 meeting
Refer to Minutes & Actions for the March 2, 2017 meeting
Refer to Minutes & Actions for the March 15, 2017 meeting
45. TE Realty Enterprises (by Attorney Fatima Lobo),
49 Regent Street
Tabled at March 7, 2017 meeting
Decision at March 15, 2017 meeting: Reduce full value to \$1,495,000 (Vote 6-0)
Refer to Minutes & Actions for the March 15, 2017 meeting


Salk
DMS

Minutes & Actions of the Board of Assessment Appeals
Date: Tuesday, March 7, 2017
Page 10 of 13

46. Central CT Coop Farmers Association (by Attorney Bonnie Mangan), 46 Appel Place
Tabled at March 7, 2017 meeting (awaiting additional information which did not arrive within the seven day deadline)
Decision at March 15, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 15, 2017 meeting
47. Central CT Coop Farmers Association (by Attorney Bonnie Mangan), 35 Oakland Street
Tabled at March 7, 2017 meeting (awaiting additional information which did not arrive within the seven day deadline)
Decision at March 15, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 15, 2017 meeting
48. Ansaldi Associates, LLC (by Aaron Ansaldi), 17 Aaron Drive
Tabled at March 7, 2017 meeting
Decision at March 16, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
49. Ansaldi Associates, LLC (by Aaron Ansaldi),
370 Bella Vista Lane
Tabled at March 7, 2017 meeting
Decision at March 16, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
50. Ansaldi Associates, LLC (by Aaron Ansaldi),
192 Tonica Spring Trail
Tabled at March 7, 2017 meeting
Decision at March 16, 2017 meeting: No change, insufficient evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting

Handwritten signatures and initials at the bottom right of the page, including a circled 'TR' and the name 'Salk'.

Minutes & Actions of the Board of Assessment Appeals
Date: Tuesday, March 7, 2017
Page 11 of 13

51. Ansaldi Associates, LLC (by Aaron Ansaldi),
199 Tonica Spring Trail
Tabled at March 7, 2017 meeting
Decision at March 16, 2017 meeting: Reduce full value to
\$97,700 (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
52. The Andrew Ansaldi Co. (by Aaron Ansaldi),
186 Bidwell Street
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
53. Manchester Villager, LLC (by Aaron Ansaldi),
17 Sycamore Lane
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
54. Manchester Villager, LLC (by Aaron Ansaldi),
18 Sycamore Lane
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting



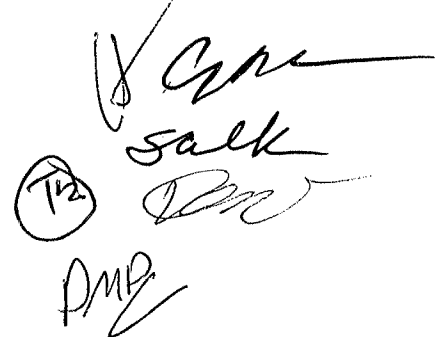


Minutes & Actions of the Board of Assessment Appeals

Date: Tuesday, March 7, 2017

Page 12 of 13

55. Manchester Villager, LLC (by Aaron Ansaldi),
59 Sycamore Lane
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
56. McKee Street Associates, LLC (by Aaron Ansaldi),
117 McKee Street
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
57. Andor, LLC (by Aaron Ansaldi), 252 Bidwell Street
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
58. Bidwell Street Associates, LLC (by Aaron Ansaldi),
279 Bidwell Street
Tabled at March 7, 2017 meeting
Tabled at March 16, 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 16, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting

Handwritten signatures and initials in the bottom right corner. There are four distinct marks: a large signature that appears to be 'A. Ansaldi', a signature that looks like 'Salk', a circled 'T/2', and another signature that looks like 'DMP'.

Minutes & Actions of the Board of Assessment Appeals
Date: Tuesday, March 7, 2017
Page 13 of 13

- 59. Evergreen Crossing, LLC (by Attorney Stephen Penny),
325 New State Road
Tabled at March 7, 2017 meeting
Decision at March 15, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 15, 2017 meeting

- 60. Westerly Rental Associats, LLC (by Attorney Barry
Botticello),
293 Bidwell Street
Tabled at March 7, 2017 meeting
Decision at March 15, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 15, 2017 meeting

Other business: N/A

Meeting adjourned at 11:11 PM

Respectfully submitted by: William Overton, Secretary

Will Overton
3/24/17

Chris
3/24/17

Stephance Knight
3/27/17

David Wachman
3/27/17

W
3/28/17

David
3/28/17