

**Minutes and Actions of the Manchester Board of Assessment Appeals**  
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**Date of Meeting:** Thursday, March 9, 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. Tolland Turnpike Associates, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 360 Tolland Turnpike  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
2. Kylon-Hale Road LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 147 Hale Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
3. Manchester Manor Realty LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 385 West Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting

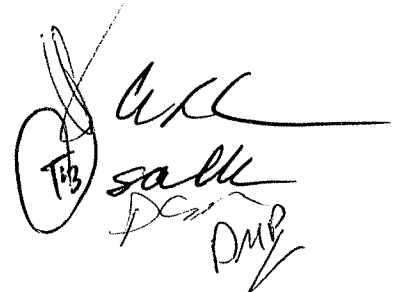
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4. Arbors of Hop Brook Limited Partnership, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 403 West Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
5. Manchester Properties LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 178 Hartford Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
6. Partridge LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 465 Hartford Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
7. Partridge LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 485 Hartford Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
8. Ronald G. Schaller Revocable Trust, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 347 Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
9. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 351 Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting



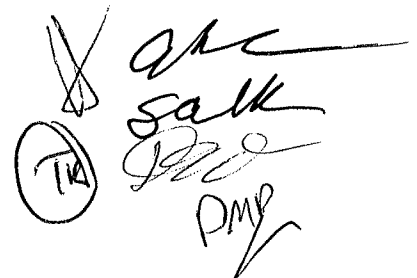
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10. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 361 Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
11. Schaller, Inc., David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 365 Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
12. Oakland Heights Associates, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 360 Oakland Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
13. MDS Properties, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 21 Buckland Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
14. Redmond Manchester Properties, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 179 Deming Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
15. Phoenix Manchester, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 116 East Center Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting



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16. Cheney Office Building Associates, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 146 Hartford Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
17. KWL Family Holdings, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 527 Middle Turnpike East  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
18. Galaxy Investments, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 100 Tolland Turnpike  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
19. Kayli Real Estate, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 117 Colonial Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
20. Harvey Propco, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 730 Parker Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
21. Retail Property Two, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 33 Adams Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting

*DJR* *(TK)* *AK*  
*Gussak*  
*AM*

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22. The Donwell Company, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 130 Sheldon Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
23. Fibro-Cheney LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 130 Hartford Road  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
24. GLK Realty Limited Partnership, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak),  
220 North Main Street  
Decision: No change, insufficient evidence (Vote 6-0)  
Hearing held on March 7, 2017  
Refer to Minutes & Actions for the March 7, 2017 meeting
25. CCO, LLC, Michael Reiner, Esq. (by Attorney David Gussak),  
653 Center Street  
Decision: No change, insufficient evidence. (Vote 6-0)
26. Hutton Capital Management, LLC, Michael Reiner, Esq. (by Attorney David Gussak), 71 Cooper Street  
Decision: No change, insufficient evidence. (Vote 6-0)
27. Khalid Investment Group, LLC, Michael Reiner, Esq. (by Attorney David Gussak), 67 Oakland Street  
Decision: No change, insufficient evidence. (Vote 6-0)
28. K Brothers, LLC, Michael Reiner, Esq. (by Attorney David Gussak), 653 Center Street  
Decision: No change, insufficient evidence. (Vote 6-0)
29. St. Rabon Private Equity, LLC, Michael Reiner, Esq. (by Attorney David Gussak), 501 Middle Turnpike East  
Decision: No change, insufficient evidence. (Vote 6-0)



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- 30. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2013 Grand List.  
Decision: 2013 Not subject to appeal (Vote 6-0)  
NOTE: This account did not exist on the 2013 Grand List, the appeal appears to have been filed by mistake
- 31. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2014 Grand List.  
Decision: No change, insufficient evidence (Vote 6-0)
- 32. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2015 Grand List.  
Decision: No change, insufficient evidence (Vote 6-0)
- 33. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2016 Grand List.  
Decision: No change, insufficient evidence (Vote 6-0)
- 34. BHC Associates, Limited Partnership (by Attorney Robert DeCrescenzo)  
Decision Tabled, pending further information (Vote 6-0)
- 35. Oak Street Apartments, LLC (by Attorney Scott Chadwick), 82 Oak Street  
Decision: No change, insufficient evidence (Vote 6-0)
- 36. Hale Road Plaza, LLC, (by Glen Saindon, Ryan, LLC)  
120 Hale Road  
Decision: No change, insufficient evidence (Vote 6-0)
- 37. EPT Nineteen, Inc. (by Glen Saindon, Ryan, LLC)  
51 Red Stone Road  
Decision: No change, insufficient evidence (Vote 6-0)

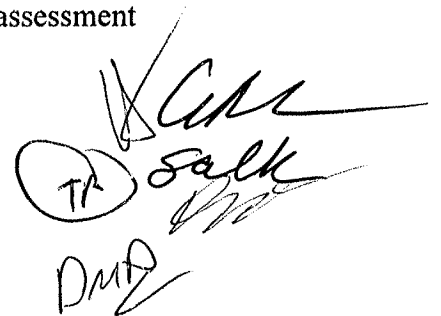
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38. EPT Nineteen, Inc. (by Glen Saindon, Ryan, LLC)  
61 Red Stone Road  
Decision: No change, insufficient evidence (Vote 6-0)
39. EPT Nineteen, Inc. (by Glen Saindon, Ryan, LLC)  
99 Red Stone Road  
Decision: No change, insufficient evidence (Vote 6-0)
40. Aetna Life Insurance Co., (by Glen Saindon, Ryan, LLC)  
260 Progress Drive  
Decision: No change, insufficient evidence (Vote 6-0)
41. Aetna Life Insurance Co., (by Glen Saindon, Ryan, LLC)  
349 Progress Drive  
Decision: No change, insufficient evidence (Vote 6-0)
42. Bidwell Realty, LLC, (by Attorney J. Martin Acevedo),  
333 Bidwell Street  
Decision: No change, insufficient evidence (Vote 6-0)
43. Westside Realty Investments, LLC, (by Attorney J. Martin  
Acevedo), 333 Bidwell Street  
Decision: No change, insufficient evidence (Vote 6-0)
44. Mark Blau, 2008 Saab 9-3 Aero  
(2016 Motor Vehicle Regular Grand List)  
Decision: No change, insufficient evidence (Vote 6-0)
45. Mark Blau, 2016 Ford Focus RS  
(2015 Motor Vehicle Supplemental Grand List)  
Decision: No change, insufficient evidence (Vote 6-0)
46. Mark Blau, 2016 Ford Focus RS  
(2016 Motor Vehicle Regular Grand List)  
Decision: No change, insufficient evidence (Vote 3-3)  
NOTE: A majority is needed to change an assessment

Handwritten signatures and initials in the bottom right corner. There are three distinct signatures: one at the top right, one in the middle right, and one at the bottom left. The middle signature appears to be 'Salk' and the bottom left one appears to be 'DMD'. There are also some initials and a circled 'TR'.

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- 47. Mark Blau, 46 Russell Street  
Decision: Reduce full value to \$184,600 (Vote 6-0)
  
- 48. Marilee French, 25 Linden Street  
Decision: Reduce full value to \$184,600 (Vote 6-0)  
Hearing held on March 2, 2017  
Refer to Minutes & Actions for the March 2, 2017 meeting
  
- 49. Robert & Karen Spada, 306 Kennedy Road  
Decision: Reduce full value to \$239,900 (Vote 6-0)  
Hearing held on March 2, 2017  
Refer to Minutes & Actions for the March 2, 2017 meeting
  
- 50. Philip and Judith Edelson, 184 Ludlow 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
  
- 51. E-Square Investments, LLC (by Chandler Echols), 173  
Wetherell 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
  
- 52. K Brothers, LLC, Michael Reiner, Esq. (by Attorney David  
Gussak), 435 Main Street  
Tabled at March 9, 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 10:54 PM**

**Respectfully submitted by: William Overton, Secretary**

*William Overton*  
3/28/17

*David Gussak*  
3/27/17

*Stephanie Kybel*  
3/27/17

*Will Overton*  
3/24/17

*CV*  
3/24/17

*ZK*  
3/28/17