

Minutes and Actions of the Manchester Board of Assessment Appeals
NOTE: THIS DOCUMENT IS UNOFFICIAL PENDING FINAL APPROVAL
AND SIGNATURES BY THE BOARD OF ASSESSMENT APPEALS

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Date of Meeting: Wednesday, March 15, 2017

Members and Alternates present: David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, and Aprill Shines, Timothy Bergin joined at 8:32 PM

Members and Alternates absent: None

Meeting called to order at 6:30 PM

Old Business:

The Board of Assessment Appeals meeting that was scheduled for Tuesday, March 14, 2017 was postponed due to a heavy snow storm. All of the hearings that were scheduled for March 14, 2017 were re-scheduled to either Wednesday, March 15, 2017; Thursday March 16, 2017; or Saturday, March 18, 2017.

New Business: N/A

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

1. K Brothers LLC (by Attorney David Gussak), 435 Main Street
Decision: No change, insufficient evidence (Vote 5-0)
Hearing held on March 9, 2017
Refer to Minutes & Actions of March 9, 2017 meeting

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2. Donna M. Brunoli-Conyers, 2010 Ford E450-Sup. RV
(2015 Supplemental Grand List)
Hearing held March 2, 2017
Decision at March 4, 2017 meeting: Reduce full value to
\$37,950 (Vote 6-0)
A scrivener's error was later found on this appeal form. This
appellant filed appeals on both the 2015 Motor Vehicle
Supplemental Grand List and the 2016 Motor Vehicle Regular
Grand List, and the value in the decision section of the Board
of Assessment Appeals form for this appeal did not match the
values written in the minutes. The Board of Assessment
Appeals reviewed this appeal again at the March 15, 2017
meeting and determined that the minutes were correct, and the
decision section of the Board of Assessment Appeals form was
incorrect.
Decision at March 15, 2017 meeting: Correct full value amount
to \$32,450, incorrectly listed on the 2015 Supplemental List
appeal form. (Vote 5-0)
Refer to Minutes & Actions for the March 2, 2017 meeting
Refer to Minutes & Actions for the March 4, 2017 meeting

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3. Donna M. Brunoli-Conyers, 2010 Ford E450-Sup. RV
(2016 Regular Grand List)
Hearing held March 2, 2017
Decision at March 4, 2017 meeting: Reduce full value to
\$32,450 (Vote 6-0)
A scrivener's error was later found on this appeal form. This
appellant filed appeals on both the 2015 Motor Vehicle
Supplemental Grand List and the 2016 Motor Vehicle Regular
Grand List, and the value in the decision section of the Board
of Assessment Appeals form for this appeal did not match the
values written in the minutes. The Board of Assessment
Appeals reviewed this appeal again at the March 15, 2017
meeting and determined that the minutes were correct, and the
decision section of the Board of Assessment Appeals form was
incorrect.
Decision at March 15, 2017 meeting: Correct full value amount
to \$37,950, incorrectly listed on the 2016 Regular List appeal
form. (Vote 5-0)
Refer to Minutes & Actions for the March 2, 2017 meeting
Refer to Minutes & Actions for the March 4, 2017 meeting

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4. Vincent Winans, 2012 Honda Accord (2015 Supplemental Grand List)

Hearing held March 4, 2017

Decision at March 4, 2017 meeting: Reduce full value to \$10,675 (Vote 6-0)

A scrivener's error was later found on this appeal form. This appellant filed appeals on both the 2015 Motor Vehicle Supplemental Grand List and the 2016 Motor Vehicle Regular Grand List, and the value in the decision section of the Board of Assessment Appeals form for this appeal did not match the values written in the minutes. The Board of Assessment Appeals reviewed this appeal again at the March 15, 2017 meeting and determined that the minutes were correct, and the decision section of the Board of Assessment Appeals form was incorrect.

Decision at March 15, 2017 meeting: Correct full value amount to \$10,675, incorrectly listed on the 2015 Supplemental List appeal form. (Vote 5-0)

Refer to Minutes & Actions for the March 4, 2017 meeting

Refer to Minutes & Actions for the March 15, 2017 meeting

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5. Vincent Winans, 2012 Honda Accord (2016 Regular Grand List)
Hearing held March 4, 2017
Decision at March 4, 2017 meeting: Reduce full value to \$9,975 (Vote 6-0)
A scrivener's error was later found on this appeal form. This appellant filed appeals on both the 2015 Motor Vehicle Supplemental Grand List and the 2016 Motor Vehicle Regular Grand List, and the value in the decision section of the Board of Assessment Appeals form for this appeal did not match the values written in the minutes. The Board of Assessment Appeals reviewed this appeal again at the March 15, 2017 meeting and determined that the minutes were correct, and the decision section of the Board of Assessment Appeals form was incorrect.
Decision at March 15, 2017 meeting: Correct full value amount to \$9,975, incorrectly listed on the 2016 Regular List appeal form. (Vote 5-0)
Refer to Minutes & Actions for the March 15, 2017 meeting
6. Paul and Maria Rosa, All Service Electric (Personal Property Account # R00090000) Personal property audit, 2014 Grand List.
Decision: Reduce assessment to \$3,330 and add penalty of \$830, total amount of \$4,160 (Vote 6-0)
Hearing held on March 4, 2017
Refer to Minutes & Actions of March 4, 2017 meeting
7. Paul and Maria Rosa, All Service Electric (Personal Property Account # R00090000) Personal property audit, 2015 Grand List.
Decision: Reduce assessment to \$3,330 and add penalty of \$830, total amount of \$4,160 (Vote 6-0)
Hearing held on March 4, 2017
Refer to Minutes & Actions of March 4, 2017 meeting

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8. Paul and Maria Rosa, All Service Electric (Personal Property Account # R00090000) Personal property audit, 2016 Grand List.
Decision: No change, assessment remains at \$3,330 (Vote 6-0)
Hearing held on March 4, 2017
Refer to Minutes & Actions of March 4, 2017 meeting
9. The Central Conn. Coop Farmers Association (by Attorney Bonnie Mangan), 46 Apel Place
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions of March 7, 2017 meeting.
10. The Central Conn. Coop Farmers Association (by Attorney Bonnie Mangan), 35 Oakland Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions of March 7, 2017 meeting
11. BHC Accociates, LP, lessee (by attorney Robert DeCrescenzo), 1146 Main Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 9, 2017
Refer to Minutes & Actions of March 9, 2017 meeting
12. Sanjiv Kumar, SPG Manchester LLC, Burgerfi (Personal Property Account # B00161873)
Decision: Reduce assessed value to \$125,270, plus penalty of \$31,320 to \$156,590 (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions of March 7, 2017

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13. Polar Capital Manchester LLC, Personal Property Account # B 00031513 (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 7, 2017 meeting

14. Boston Manchester, LLC (by Attorney Scott Schwefel), 297 East Center Street
Decision: No change, insufficient evidence (Vote 6-0)
15. Shaw's Supermarket, Lessee (by Mark Murphy), 425 Broad Street
Decision: No change, insufficient evidence (Vote 6-0)
16. Shoppes at Buckland Hills LLC (by David Swinkle), 194 Buckland Hills Drive
Decision: No change, insufficient evidence (Vote 6-0)
17. Shoppes at Buckland Hills LLC (by David Swinkle), 161 Pavilions Drive
Decision: No change, insufficient evidence (Vote 6-0)

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18. Shoppes at Buckland Hills LLC (by David Swinkle), 150
Buckland Hills Drive
Decision: No change, insufficient evidence (Vote 6-0)
19. Shoppes at Buckland Hills LLC (by David Swinkle), 170
Buckland Hills Drive
Decision: No change, insufficient evidence (Vote 6-0)
20. Shoppes at Buckland Hills LLC (by David Swinkle), 196
Buckland Hills Drive
Decision: No change, insufficient evidence (Vote 6-0)
21. Shoppes at Buckland Hills LLC (by David Swinkle), 260
Buckland Hills Drive
Decision: No change, insufficient evidence (Vote 6-0)
22. Adrien and Maureen Robenhymer, 404 Spring Street
Decision: Reduce full value to \$248,800 (Vote 6-0)
23. Barbara and James Boutot, 231 Porter Street
Decision: Reduce full value to \$132,100 (Vote 6-0)
24. Barbara and James Boutot, 680 Spring Street
Tabled at March 15 2017 meeting
Decision at March 18, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 18, 2017 meeting
25. Tom Digby III and Luna Najera, 360 Briarwood Drive
Decision: No change, insufficient evidence (Vote 6-0)
26. Westerly Rental Associates, LLC (by Attorney Barry
Botticello), 293 Bidwell Street
Decision: No change, insufficient evidence (Vote 6-0)
27. TE Realty, LLC (by Attorney Fatima Lobo), 49 Regent Street
Decision: Reduce full value to \$1,195,000 (Vote 6-0)

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28. Evergreen Crossing, LLC (by Attorney Stephen Penny)
Decision: No change, insufficient evidence (Vote 6-0)

Other business: N/A

Meeting adjourned at 10:50 PM

Respectfully submitted by: William Overton, Secretary