

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: Thursday, March 16, 2017

Members and Alternates present: David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, and Aprill Shines, Timothy Bergin joined at 8:00 PM

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. Redstone Realty (by Attorney Stanley Falkenstein), 26 Castle Hill Road
Decision: Reduce full value to \$94,000 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
2. Redstone Realty (by Attorney Stanley Falkenstein), 219 Garth Road
Decision: Reduce full value to \$61,000 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
3. Highland Oaks Corporation (by Attorney Stanley Falkenstein), 6 Collingridge Drive
Decision: Reduce full value to \$68,700 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
4. Highland Oaks Corporation (by Attorney Stanley Falkenstein), 10 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
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5. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
15 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
6. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
19 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
7. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
25 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
8. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
29 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
9. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
36 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
10. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
40 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
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11. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
56 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
12. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
60 Collingridge Drive
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
13. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
11 Castle Hill 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. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
22 Castle Hill Road
Decision: Reduce full value to \$93,500 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
15. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
25 Castle Hill 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
16. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
106 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
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17. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
107 Castle Hill Road
Decision: Reduce full value to \$95,000 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
18. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
110 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
19. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
111 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
20. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
115 Castle Hill Road
Tabled at March 2, 2017 meeting
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
21. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
125 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
22. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
129 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
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23. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
135 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
24. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
136 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
25. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
139 Castle Hill 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
26. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
140 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
27. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
165 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
28. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
166 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
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29. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
169 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
30. Highland Oaks Corporation (by Attorney Stanley Falkenstein),
170 Castle Hill Road
Decision: Reduce full value to \$65,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting
31. Ansaldi Associates, LLC (by Aaron Ansaldi), 17 Aaron Drive
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
32. Ansaldi Associates, LLC (by Aaron Ansaldi),
370 Bella Vista Lane
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
33. Ansaldi Associates, LLC (by Aaron Ansaldi),
192 Tonica Spring Trail
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
34. Ansaldi Associates, LLC (by Aaron Ansaldi),
199 Tonica Spring Trail
Decision: Reduce full value to \$97,700 (Vote 6-0)
Hearing held on March 7, 2017
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35. 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 7, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
36. 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 7, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
37. 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 7, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
38. 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)
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39. 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 7, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
40. 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 7, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
41. 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 7, 2017 meeting
Refer to Minutes & Actions for the March 18, 2017 meeting
42. Trans Realty Associates (by Peter Naktenis), 23 Charles Drive
Decision: No change, insufficient evidence (Vote 6-0)
43. Trans Realty Associates (by Peter Naktenis), 50 Charles Drive
Decision: No change, insufficient evidence (Vote 6-0)
44. Trans Realty Associates (by Peter Naktenis), 175 Middle
Turnpike East
Decision: No change, insufficient evidence (Vote 6-0)

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45. ESH/HV Properties LLC (by Mitchell Wilson), 340 Tolland Turnpike
Decision: No change, insufficient evidence (Vote 6-0)
46. Anne & Mary Walsh, 52 Maple Street
Decision: Reduce full value to \$207,800 (Vote 6-0)
47. David Perron, 2013 Dodge Dart (2016 Motor Vehicle Regular Grand List)
Decision: Reduce full value to \$11,500 (Vote 6-0)
48. Brixmor Hale Road LLC (by Christopher Murphy),
169 Hale Road
Decision: No change, insufficient evidence (Vote 6-0)
49. Brixmor Hale Road LLC (by Christopher Murphy),
179 Hale Road
Decision: No change, insufficient evidence (Vote 6-0)
50. Wal-Mart Real Estate Business Trust (by Attorney John Mallin), 420 Buckland Hills Drive
Decision: No change, insufficient evidence (Vote 6-0)
51. Sam's Real Estate Business Trust (by Attorney John Mallin),
69 Pavilions Drive
Decision: No change, insufficient evidence (Vote 6-0)
52. Birch Meadow Limited Partnership (by Michael Miano), 850 Parker Street
Decision: No change, insufficient evidence (Vote 6-0)
53. Westside Village Center, LLC (by Michael Miano), 200 West Center Street
Decision: No change, insufficient evidence (Vote 6-0)
54. Geraldine Peterson, 18 Holyoke Road
Decision: No change, insufficient evidence (Vote 6-0)

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55. Dermoth Brown, 1978 Ford (unregistered commercial vehicle, Personal Property Account # B00144414)
Decision: Reduce full value to \$1,400 plus \$350 penalty, total of \$1,750 (Vote 6-0)
56. Hartford Distributors, Inc. (by Nick Camenker), 131 Chapel Road
Decision: No change, insufficient evidence (Vote 6-0)
57. Hartford Distributors, Inc. (by Nick Camenker), 147 Chapel Road
Decision: No change, insufficient evidence (Vote 6-0)
58. Champlin-Packrite (by Nick Camenker), 151 Batson Road
Decision: No change, insufficient evidence (Vote 6-0)
59. Siemens Energy, Inc. (by Nick Camenker), 80 Sheldon Road
Decision: No change, insufficient evidence (Vote 6-0)
60. Alliance Energy, LLC, (by Attorney Laura Cardillo), 1527 Pleasant Valley Road
Decision: No change, insufficient evidence (Vote 6-0)
61. Walgreen Eastern, Co. (by Attorney Laura Cardillo), 295 Main Street
Decision: No change, insufficient evidence (Vote 6-0)

Other business: N/A

Meeting adjourned at 10:54 PM

Respectfully submitted by: William Overton, Secretary