

**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:** 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)  
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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)  
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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.  
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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)  
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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)  
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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)  
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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)  
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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)  
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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

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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)  
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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)  
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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)  
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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**