

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

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
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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
18. Ken Vincunas/Edward O'Leary, 394 West Center Street
Decision: Reduce full value to \$443,500. (Vote 6-0)
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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
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)
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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
28. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 361 Center Street
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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)
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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
33. Phoenix Manchester, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 116 East Center Street
Tabled at March 7, 2017 meeting
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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
38. Harvey Propco, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 730 Parker Street
Tabled at March 7, 2017 meeting
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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)
Hearing held on March 9, 2017
43. SPG Manchester, LLC, Sanjiv Kumar, Burgerfi, Personal Property (Account #: B00161873)
Decision: Tabled (Vote 6-0)
44. Polar Capital Manchester LLC, Personal Property Account # B 00031513 (Personal Property audit, 2014-2016 Grand Lists (The Board of Assessment Appeals requested a second hearing on this account as the 2014 and 2015 Grand Lists were not discussed at the March 1, 2017 hearing)
Decision: Tabled (Vote 6-0).

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45. TE Realty Enterprises (by Attorney Fatima Lobo),
49 Regent Street
Decision: Tabled (Vote 6-0)
46. Central CT Coop Farmers Association (by Attorney Bonnie Mangan), 46 Appel Place
Decision: Tabled (Vote 6-0)
47. Central CT Coop Farmers Association (by Attorney Bonnie Mangan), 35 Oakland Street
Decision: Tabled (Vote 6-0)
48. Ansaldi Associates, LLC (by Aaron Ansaldi), 17 Aaron Drive
Decision: Tabled (Vote 6-0)
49. Ansaldi Associates, LLC (by Aaron Ansaldi),
370 Bella Vista Lane
Decision: Tabled (Vote 6-0)
50. Ansaldi Associates, LLC (by Aaron Ansaldi),
192 Tonica Spring Trail
Decision: Tabled (Vote 6-0)
51. Ansaldi Associates, LLC (by Aaron Ansaldi),
199 Tonica Spring Trail
Decision: Tabled (Vote 6-0)
52. The Andrew Ansaldi Co. (by Aaron Ansaldi),
186 Bidwell Street
Decision: Tabled (Vote 6-0)
53. Manchester Villager, LLC (by Aaron Ansaldi),
17 Sycamore Lane
Decision: Tabled (Vote 6-0)
54. Manchester Villager, LLC (by Aaron Ansaldi),
18 Sycamore Lane
Decision: Tabled (Vote 6-0)

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55. Manchester Villager, LLC (by Aaron Ansaldi),
59 Sycamore Lane
Decision: Tabled (Vote 6-0)
56. McKee Street Associates, LLC (by Aaron Ansaldi),
117 McKee Street
Decision: Tabled (Vote 6-0)
57. Andor, LLC (by Aaron Ansaldi), 252 Bidwell Street
Decision: Tabled (Vote 6-0)
58. Bidwell Street Associates, LLC (by Aaron Ansaldi),
279 Bidwell Street
Decision: Tabled (pending)
59. Evergreen Crossing, LLC (by Attorney Stephen Penny),
325 New State Road
Decision: Tabled (pending)
60. Westerly Rental Associats, LLC (by Attorney Barry
Botticello),
293 Bidwell Street
Decision: Tabled (pending)

Other business: N/A

Meeting adjourned at 11:11 PM

Respectfully submitted by: William Overton, Secretary