

## Minutes of the Waterford Board of Assessment Appeals April 12, 2010

The meeting was called to order by Chairperson Lusher at 2:30pm at the Waterford Town Hall. In attendance were Marilyn Lusher (chairperson), Richard Lacombe, and Susan Picardi. Also present was the Michael Bekech (Assessor) and Diana Wall (clerk to the Board of Assessment Appeals). The purpose of this meeting was to act upon the appeals brought before it on the Hearing dates April 6, April 8 and April 10, 2010. The summary of all Actions that have been taken by the board is as follows:

- #1) Shea Sanders of 15 Gunshot Road had appealed a Motor Vehicle. No action was taken (no change) because the taxpayer did not appear before the Board. Assessment remains at \$8900.
- #2) Phyllis Holtzman Trustee had appealed the real property known as 13 Spinnaker Road. The plaintiff did not provide adequate data to support a change on the value as of the revaluation date 10/1/2007. A motion to make no change was made by Richard Lacombe and seconded by Susan Picardi. The motion passed 3/0.
- #3) Peter and/or Dorothy Cheo did not appear for their appeal on the Real Estate known as 64 Windward Way scheduled on 4/6/2010. No action was taken (no change) because the taxpayers did not appear before for the board. The assessment remains at \$611,450.
- #4) Wayne Skinner, D/B/A Skinner Builders, did not appear for the appeal on the Personal Property account owned by the business scheduled for 4//2010. No action was taken (no change) because the taxpayer did not appear before the board. The assessment remains at \$1805.
- #5) Mohamed and Josee Errami had appealed the assessment at 14 Old Barry Road. On a motion by Susan Picardi and seconded by Richard Lacombe, the functional depression on the dwelling was increased from 5% to 15% reducing the total assessment to reduce the assessment from \$263390 to \$246580. The motion passed 3/0.
- #6) Wei Zheng and Denzhi Xing had appealed the assessment at 57 Twin Lakes Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$412,550.
- #7) Glenn and Barbara MacInnis had appealed the assessment at 4 Upper Bartlett Road QH. On a motion by Susan Picardi and seconded by Richard Lacombe, No change was made to the

assessment. The motion passed 2/0 with Marilyn Lusher recused. The assessment remains at \$216,500.

#8 Melvyn Orenstein had appealed the assessment at 2 Beacon Hill Drive. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$227,740.

#9 Richard J and Anita Chance had appealed the assessment at 190 Old Colchester Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Susan Picardi, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$274,800.

#10 Tara Tunucci Torres and Carlos Torres had appealed the assessment at 11 Memory Lane. The board reviewed information presented. On a motion by Richard Lacombe and seconded by Susan Picardi, A motion was made to correct the bathroom count to exclude a Jacuzzi bath, to change the grade to 9-5 and to apply a 20% functional for layout and size. The motion passed 2/0 with Marilyn Lusher recused. The assessment was reduced from \$501,640 to \$419,950.

#11 Alfred Rose had appealed the assessment at 8 Bishop Street. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$300,110

#12 Walter J and Sue H Chojnacki had appealed the assessment at 175 Niantic River Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$436,080.

13 The Estate of Anna R. Ponder had appealed the assessment at 181 Rope Ferry Road The board reviewed information presented. No one appeared to appeal the assessment. . No action was taken (no change) because the taxpayer did not appear before the board. The assessment remains at \$187590.

#14 Ken Meade had appealed the assessment at 14 Burlake Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$187,640

#15 Helen Kwasniewski had appealed assessment at 225 Bloomingdale Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$147860.

#16 Helen Kwasniewski had appeared to appeal the assessment on behalf of the estate of Anna M. Kwasniewski 229 Bloomingdale Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, the excess acreage functional for topo/wet was increased from 20% to 30%. The motion passed 3/0 and the assessment was changed from \$119050 to \$118860.

#16 Helen Kwasniewski had appeared to appeal the assessment on behalf of Mathew Kwasniewski 223 Bloomingdale Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, the excess acreage functional for topo/wet was increased from 20% to 30%. The motion passed 3/0 and the assessment was changed from \$168390 to \$166870.

#17 Susan and Bruce Silvestri had appealed the assessment at 26 Bishop Street. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$221,390.

18 Bob Ferrara had appealed the assessment of Unified Realty LLC at 978 Hartford Turnpike. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$2,379,640.

#19 Jonathan Scott had appealed the assessment at 63 Daniels Ave. The Appeal was withdrawn by phone call on 4/5/2010. The assessment remains at \$138,860.

#20 Atty. W. Campbell Hudson III had appealed the assessment at 22 New Shore Road. The Appeal was withdrawn by a letter dated 4/5/2010. The assessment remains at \$2,504,320.

#21 Norman and Alison W. Sylvia had appeared to appeal the assessment on 28 Butlertown Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, the excess acreage functional for topo/wet was increased from 20% to 50%. The motion passed 3/0 and the assessment was changed from \$454,900 to \$440,530.

#22 Diana D' Angelo had appealed the assessment at 185 Stoneheights Dr. No one appeared to appeal the assessment. . No action was taken (no change) because the taxpayer did not appear before the board. The assessment remains at \$132,380.

#23 Mark T Uguccione had appealed the assessment at 16 Alewife Road. The board reviewed information presented. On a motion by Richard Lacombe and seconded by Susan Picardi, a motion was made to make changes to the bathroom count, change an 1- to EP, apply a functional adjustment to account for deck and EP damage on the rear of the house, change he exterior from brick to Stone, downgrade the quality grade of the structure, apply a topo

adjustment to the land and modify the fire places from detailed to plain. The motion passed 3/0. The assessment was reduced from \$473,640 to \$428,920.

#24 Edwin E and Ruth A Hyde had appeared to appeal the assessment on 136 Niantic River Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, the Primary lot topo adjustment was increased from 5% to 12%. The motion passed 3/0 and the assessment was changed from \$422,900 to \$393,500.

#25 Stanley Morgan had appeared to appeal the assessment on 818 Vauxhall Street Ext. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, the Primary lot topo adjustment was increased from 0% to 15% and the excess acreage adjustment was increased from 0 to 50%. The motion passed 3/0 and the assessment was changed from \$140,040 to \$105,010.

#26 Steven A Olmstead had appealed the assessment at 49 MacKenzie Road. No one appeared to appeal the assessment. . No action was taken (no change) because the taxpayer did not appear before the board. The assessment remains at \$147,800.

#27 P K Quinn had appeared to appeal the assessment on behalf of Pamiela G Quinn and John P Quinn and Stacy A Quinn for property located at 200 Shore Road. The board reviewed information presented. On a motion by Marilyn Lusher and seconded by Richard Lacombe, No change was made to the assessment. The motion passed 3/0 and the assessment remains at \$573,920.

The Meeting was adjourned at 6:00pm

Respectfully submitted,

Michael Bekech  
Acting Clerk to the Board of Assessment Appeals  
April 13, 2010

