



William Stanton Andrews Memorial Town Hall

TOWN OF CLINTON, CONNECTICUT

Board of Assessment Appeals

Meeting Minutes

March 23, 2017

Town of Clinton

William Stanton Andrews Memorial Town Hall

54 East Main Street

Clinton, Connecticut 06413

The Board of Assessment Appeals held a meeting on Thursday, March 23, 2017 to deliberate and render decisions. The meeting was called to order at 6:32 P.M. by Chairman- Donald Hansen. Secretary Dolly Mezzetti and Alternate Alyson Roberts were present. Members Carl Neri and Alternate Mark Wolf were not present.

A motion was made by Dolly Mezzetti, seconded by Donald Hansen to seat Alternate Alyson Roberts for Carl Neri. Motion carried.

Discussion ensued and the Board began deliberating on several of the appeals that had been heard.

After evaluating all the information received in regards to the hearings that had been held the Board rendered final decisions as follows:

<u>Property</u>	<u>Map ID</u>	<u>Appellants(s)</u>	<u>Type</u>
2 Old Nod Road <ul style="list-style-type: none"> Changed assessed value from 118,950 to 0 (zero) Changed due to exemption- Statute CGS12-81(72) Members in Favor: Mezzetti, Hansen, Roberts Opposed:	xx/xx/xx	GER Inc.	Personal Property Abstained:
Outlet #220 Killingworth Turnpike <ul style="list-style-type: none"> No Change Members in Favor: Mezzetti, Hansen, Roberts Opposed:	xx/xx/xx	Gap Inc. & Subs	Personal Property Abstained:
Outlet # 530 Killingworth Turnpike <ul style="list-style-type: none"> No Change Members in Favor: Mezzetti, Hansen, Roberts Opposed:	xx/xx/xx	Gap Inc. & Subs (Banana Republic Inc.)	Personal Property Abstained:
35 Lumberyard Road <ul style="list-style-type: none"> No Change Members in Favor: Mezzetti, Hansen, Roberts Opposed:	xx/xx/xx	New England Road Inc.	Personal Property Abstained:
237 East Main Street <ul style="list-style-type: none"> Changed assessed value from 17,313 to 14,190 Members in Favor: Mezzetti, Hansen, Roberts Opposed:	xx/xx/xx	Creative Edge	Personal Property Abstained:



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341 East Main Street • Changed assessed value from 23,500 to 15,000 Members in Favor: Mezzetti, Hansen, Roberts	xx/xx/xx	Grove Gardens Florist	Personal Property Abstained:
37 Commerce Street • Remove penalty –New owner not responsible • Statute CGS12-63c(d) Members in Favor: Mezzetti, Hansen, Roberts	45/34/11	Beni Clinton LLC	Real Estate Abstained:
114 East Main Street • No Change Members in Favor: Mezzetti, Hansen, Roberts	68/65/5	114 East Main St. LLC	Real Estate Abstained:
23 West Main Street • No Change Members in Favor: Mezzetti, Hansen, Roberts	44/29/9	Gary & Felicia Grippo	Real Estate Abstained:
21 West Main Street • No Change Members in Favor: Mezzetti, Hansen, Roberts	44/30/3	Richard Mazzella	Real Estate Abstained:
23 West Main Street A+B+C • No Change Members in Favor: Mezzetti, Hansen, Roberts	44/30/2	Richard Mazzella	Real Estate Abstained:
6 John Street Ext. • Changed appraised value from 433,900 to 429,000 Members in Favor: Mezzetti, Hansen, Roberts	44/30/1	Richard Mazzella	Real Estate Abstained:
242 East Main Street #7 • Changed appraised value from 123,500 to 70,000 • Dwelling condition Members in Favor: Mezzetti, Hansen, Roberts	78/70/156/7	Munika LLC	Real Estate Abstained:



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242 East Main Street #6 <ul style="list-style-type: none"> Changed appraised value from 159,700 to 120,000 Dwelling condition Members in Favor: Mezzetti, Hansen, Roberts	78/70/156/6	Munika LLC Opposed:	Real Estate Abstained:
12 Indian Drive <ul style="list-style-type: none"> No Change Members in Favor: Mezzetti, Hansen (Alyson Roberts was not present during this hearing)	56/63/41A	Roy Christensen Opposed:	Real Estate Abstained:
111 River Road Riverdale Farm Campsites Inc. <ul style="list-style-type: none"> Changed assessed value from 4,600 to 0 (zero) Property was removed prior to October 1st Members in Favor: Mezzetti, Hansen, Roberts	xx/xx/xx	Anthony & Rebecca Norton Opposed:	Personal Property Abstained:
111 River Road Riverdale Farm Campsites Inc. <ul style="list-style-type: none"> Changed assessed value from 7,000 to 5,000 Members in Favor: Mezzetti, Hansen, Roberts	xx/xx/xx	Philip & Maryann Dodge Opposed:	Personal Property Abstained:
3 West Road <ul style="list-style-type: none"> Changed appraised value from 698,900 to 675,000 Land value Members in Favor: Mezzetti, Hansen, Roberts	69/66/38	Paul O'Donnell Opposed:	Real Estate Abstained:
39 West Road <ul style="list-style-type: none"> Changed appraised value from 936,500 to 814,200 Land value Members in Favor: Mezzetti, Hansen, Roberts	70/66/261	Roberta C. Macchietto Opposed:	Real Estate Abstained:



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19 West Road <ul style="list-style-type: none"> • Changed appraised value from 811,000 to 790,000 • Land value 	69/66/47	Dorothy Mancini	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
42 West Road <ul style="list-style-type: none"> • Changed appraised value from 628,300 to 610,000 • Land value 	70/66/247	James & Elizabeth Fortsch (Surv)	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
4 South Parkway <ul style="list-style-type: none"> • Changed appraised value from 539,400 to 525,000 • Land value 	69/66/191-2	Marion K. & Thomas J. Dimauro (JT)	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
73 Grove Way <ul style="list-style-type: none"> • Changed appraised value from 1,173,600 to 962,000 	88/72/165	Frederick D. Zonino Jr. Trustee	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
189 Shore Road <ul style="list-style-type: none"> • Changed appraised value from 215,000 to 165,000 	86/72/129	Catalpa Manor Beach Club Inc.	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
125 Shore Road <ul style="list-style-type: none"> • Changed appraised value from 735,900 to 620,000 	79/72/98	Mary P. Cappella Irrevocable Family Trust	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
47 Shore Road <ul style="list-style-type: none"> • Changed appraised value from 1,766,500 to 1,623,000 	79/72/58	Judith Vance Weld Brown Limited Partnership	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:



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36 Shore Road	79/70/53	A. Bonomo & V. Brown & L. Wellman & Judith W. Brown	Real Estate
		• Changed appraised value from 450,300 to 383,500	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:
17 Meadow Road	78/68/14	ZZ Rental LLC	Real Estate
		• Changed appraised value from 440,000 to 370,000	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:
34 North High Street	44/26/24	Howard Cora Est of Arthur Howard Executor	Real Estate
		• Changed appraised value from 271,200 to 248,000	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:
34 North High Street (Rear)	44/26/24A	Howard Cora Est of Arthur Howard Executor	Real Estate
		• No Change	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:
127 Airline Road	13/2/K-28	Margaret A. Amore	Real Estate
		• Changed appraised value from 237,000 to 227,000	
		• Dwelling value	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:
10 Harbor Parkway	45/15/20	James R. & Mary R. Cave	Real Estate
		• Changed appraised value from 269,300 to 250,000	
		• Land value	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:
11 Maplewood Drive	45/16/5	John Bartholomay	Real Estate
		• Changed appraised value from 249,600 to 225,000	
		• Land/Dwelling	
		Members in Favor: Mezzetti, Hansen, Roberts	Opposed: Abstained:



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22 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 492,800 to 408,000 • Land value Members in Favor: Mezzetti, Hansen, Roberts	56/63/63	Ronald Dziema Opposed:	Real Estate Abstained:
12 Iroquois Drive <ul style="list-style-type: none"> • Changed appraised value from 437,100 to 425,000 • Land/Dwelling Members in Favor: Mezzetti, Roberts	56/63/56	Deborah & Joseph Logan (Surv) Opposed: Hansen	Real Estate Abstained:
6 Birchwood Circle <ul style="list-style-type: none"> • Changed appraised value from 319,500 to 300,000 Members in Favor: Mezzetti, Hansen, Roberts	45/13/116	Lyle A. & Barbara Cubberly (Surv) Opposed:	Real Estate Abstained:
66 River Road <ul style="list-style-type: none"> • Changed assessed value from 49,313 to 31,250 Members in Favor: Hansen, Roberts	xx/xx/xx	Sprucey Hill Farm Jeffrey & Patricia Cashman Opposed: Mezzetti	Personal Property Abstained:
5 Buell Court <ul style="list-style-type: none"> • No change Members in Favor: Mezzetti, Hansen, Roberts	46/13/143	Carol D. Walter Opposed:	Real Estate Abstained:
33 Commerce Street <ul style="list-style-type: none"> • Changed appraised value from 415,200 to 350,000 • Land value Members in Favor: Mezzetti, Hansen, Roberts	45/34/10	Laura C. Wagner Opposed:	Real Estate Abstained:
30 Sols Point Road <ul style="list-style-type: none"> • No change Members in Favor: Mezzetti, Hansen, Roberts	80/72/29	Marlene G. Brown Opposed:	Real Estate Abstained:



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28 Sols Point Road <ul style="list-style-type: none"> No change 	80/72/30	Maureen Fried	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
40 Sols Point Road <ul style="list-style-type: none"> Changed appraised value from 1,337,100 to 1,200,000 	80/72/24	Harriett R. Kimball & Richard R Trustees	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
9 Loop Road <ul style="list-style-type: none"> No change 	70/67/20	Joan T. Hammeal	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
17 Loop Road <ul style="list-style-type: none"> Changed appraised value from 1,327,200 to 1,000,000 Land value 	70/67/24	Barry A. & Bonnie Lyons	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
19 Loop Road <ul style="list-style-type: none"> Changed appraised value from 1,131,200 to 1,003,000 Land value 	70/67/26	John Lawrence & Donna F. Maloney	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
31 Hammock Road <ul style="list-style-type: none"> Changed appraised value from 1,312,500 to 1,125,000 Land value 	70/67/16B	Eileen & Arthur Smith	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
20 Commerce Street (Rear) <ul style="list-style-type: none"> Changed appraised value from 339,800 to 260,000 Land value 	56/63/12	George A. Marshall	Real Estate
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:



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1 20' Right of Way	46/73/3-1	Jonathan Nichols & Donald Gentile	Real Estate
<ul style="list-style-type: none"> Changed appraised value from 800,100 to 550,000 			
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
23 Shore Road	80/72/47	Barbara P. Colton; William D. A. Palmer; Ralph A. Palmer III	Real Estate
<ul style="list-style-type: none"> Changed appraised value from 2,086,100 to 2,006,000 			
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
24 Shore Road	80/70/49	Georgianne Davidson Pollowitz	Real Estate
<ul style="list-style-type: none"> No change 			
Members in Favor: Mezzetti, Hansen		Opposed: Roberts	Abstained:
33 Shore Road	80/72/50	Georgianne D. & James Pollowitz Co. Trustee	Real Estate
<ul style="list-style-type: none"> Changed appraised value from 1,715,100 to 1,415,100 			
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:
51 Stanton Road	68/65/40-5	Rose S. Ferreira	Real Estate
<ul style="list-style-type: none"> Changed appraised value from 606,600 to 575,000 			
Members in Favor: Mezzetti, Hansen, Roberts		Opposed:	Abstained:

All motions on final decisions carried.

Motion was made by Mezzetti, seconded by Hansen to adjourn the meeting at 10:03 P.M.
The meeting adjourned at 10:03 P.M.

Respectfully submitted,

Donna Aleman
BAA, Clerk