

**TOWN OF CLINTON, CONNECTICUT**

**Board of Assessment Appeals**

Town of Clinton

William Stanton Andrews Memorial Town Hall

54 East Main Street

Clinton, Connecticut 06413

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The Board of Assessment Appeals held a meeting on Tuesday, March 27, 2018 to render final decisions.

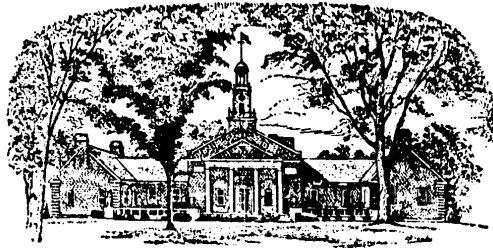
The meeting was called to order at 6:30 P.M. by Chairman- Donald Hansen, Secretary-Dolly Mezzetti, Alternates- Christopher Aniskovich and Alyson Roberts were present.

- A motion was made by Donald Hansen, seconded by Dolly Mezzetti to seat Alternate Christopher Aniskovich for Carl Neri. All were in favor. Motion carried.  
Carl Neri was not present.

Alyson Roberts wanted it noted on record that she was contacted on her cell phone four times and did not recognize the phone number so she did not pick up the phone until a few days later when she picked the telephone and it was Attorney Lambert who represents Steven J. Schuster. Attorney Lambert asked her if the Board had deliberated and he began to ask her numerous questions. Alyson said she did not feel comfortable with Attorney Lambert contacting her and advised him to contact the Chairman-Don Hansen.

**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>Appellant(s)</u>	<u>Type</u>
20 Shore Road	80/70/46	Leone Bryan A & Leone Frank A Trustee Of The William A Leone Trust	Real Estate
<ul style="list-style-type: none"> <li>• No Change</li> </ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich		Opposed:	Abstained:
29 Shore Road	80/72/48	Leone Bryan A & Leone Frank A Trustee Of the W A Leone Tr & Leone Frank	Real Estate
<ul style="list-style-type: none"> <li>• Changed appraised value from 1,926,300 to 1,736,300</li> <li>• Land Value</li> </ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich		Opposed:	Abstained:



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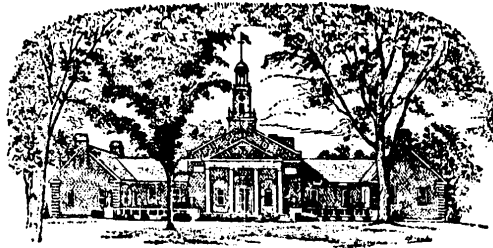
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37 Shore Road	80/72/53	Laflamme Grace T Trustee Grace T Laflamme Revocable	Real Estate
		<ul style="list-style-type: none"><li>• Changed appraised value from 1,558,000 to 1,402,200</li><li>• Land Value</li></ul>	
Members in Favor:	Hansen, Mezzetti, Aniskovich	Opposed:	Abstained:
53 Shore Road	79/72/61	Garrity Diane M	Real Estate
		<ul style="list-style-type: none"><li>• No Change</li></ul>	
Members in Favor:	Hansen, Mezzetti, Aniskovich	Opposed:	Abstained:
11 Loop Road	70/67/21	Balsamo Joseph & Laporta Anna (Surv)	Real Estate
		<ul style="list-style-type: none"><li>• Changed appraised value from 1,272,800 to 1,145,520</li><li>• Land Value</li></ul>	
Members in Favor:	Hansen, Mezzetti, Aniskovich	Opposed:	Abstained:
27 West Walk	70/67/81	Bergmann Hermiona Marcia	Real Estate
		<ul style="list-style-type: none"><li>• Changed appraised value from 447,500 to 402,750</li><li>• Land Value</li></ul>	
Members in Favor:	Hansen, Mezzetti, Aniskovich	Opposed:	Abstained:



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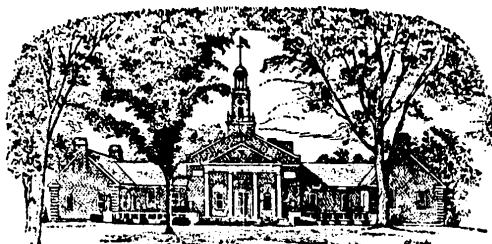
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<u>Property</u>	<u>Map ID</u>	<u>Appellant(s)</u>	<u>Type</u>
24 Sols Point Road	80/72/32	Stein Joshua O & Stone Nancy J	Real Estate
<ul style="list-style-type: none"><li>• Changed appraised value from 1,516,600 to 1,364,940</li><li>• Land Value</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
46 Sols Point Road	80/72/20	Prete John J & Donna M (Surv)	Real Estate
<ul style="list-style-type: none"><li>• Changed appraised value from 1,248,800 to 1,123,920</li><li>• Land Value</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
39 West Road	70/66/261	Macchietto Roberta C	Real Estate
<ul style="list-style-type: none"><li>• No Change – Per CT State Statute 12-111</li><li>• 2016 BAA Adjustment</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
49 Osprey Commons	69/65/113-44	Zinaman James & Amy	Real Estate
<ul style="list-style-type: none"><li>• Changed appraised value from 1,071,200 to 925,000</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			



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<u>Property</u>	<u>Map ID</u>	<u>Appellant(s)</u>	<u>Type</u>
36 Waterside Lane	68/65/116	Salhani Michael Anthony & Hayward Kimberley Alwyn (Surv)	Real Estate
<ul style="list-style-type: none"><li>• Changed appraised value from 448,000 to 340,000</li><li>• Appraisal</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
75 Waterside Lane (Rear)	57A/65/55A	Schuster Steven J	Real Estate
<ul style="list-style-type: none"><li>• No Change – Per CT State Statute 12-111</li><li>• 2015 BAA adjustment</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
5/7/9 Fisk Ave & Commerce Street	46A/64/85	Evans Tina Maria Zippo	Real Estate
<ul style="list-style-type: none"><li>• No Change</li></ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
16 Beach Road	85/69/84	Pease Lynn S	Real Estate
<ul style="list-style-type: none"><li>• Changed appraised value from 222,600 to 200,340</li><li>• Dwelling</li></ul>			
Members in Favor: Mezzetti, Aniskovich			Abstained:
Opposed: Hansen			



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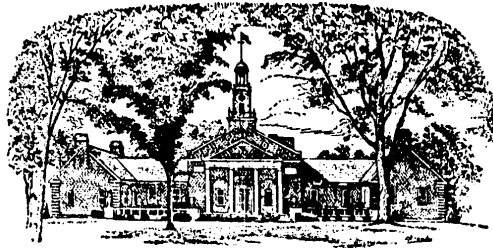
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<u>Property</u>	<u>Map ID</u>	<u>Appellant(s)</u>	<u>Type</u>
11 Taylor Ridge	51/39/46-4	Brooks Elizabeth & Mullane John (Surv)	Real Estate
<ul style="list-style-type: none"> <li>• Changed appraised value from 469,000 to 450,000</li> <li>• Land/Dwelling</li> </ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
8 Frederick Place	64/4/8/29-6	Ciaio Michael & Kristen (Surv)	Real Estate
<ul style="list-style-type: none"> <li>• No Change</li> </ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
36 Old Post Road	77/59/H9B	36 Old Post Rd LLC	Real Estate
<ul style="list-style-type: none"> <li>• No Change – Per CT State Statute 12-63c(d)</li> </ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			
252 East Main Street	78/70/155-3	MHM Associates	Real Estate
<ul style="list-style-type: none"> <li>• No Change – Per CT State Statute 12-63c(d)</li> </ul>			
Members in Favor: Hansen, Mezzetti, Aniskovich			Abstained:
Opposed:			



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<u>Property</u>	<u>Map ID</u>	<u>Appellant(s)</u>	<u>Type</u>
250 East Main Street	78/70/155-2	MHM Associates	Real Estate
<ul style="list-style-type: none"> <li>No Change – Per CT State Statute 12-63c(d)</li> </ul>			

Members in Favor: Hansen, Mezzetti, Aniskovich    Opposed:    Abstained:

21 Meadow Road	78/68/15A	Nosal Martin	Real Estate
<ul style="list-style-type: none"> <li>No Change</li> </ul>			

Members in Favor: Hansen, Mezzetti, Aniskovich    Opposed:    Abstained:

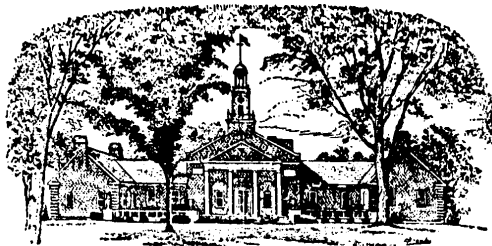
4 Heritage Park Road	77/59/H-2	EMI Properties	Real Estate
<ul style="list-style-type: none"> <li>No Change – Per CT State Statute 12-63c(d)</li> </ul>			

Members in Favor: Hansen, Mezzetti, Aniskovich    Opposed:    Abstained:

<u>Appellant(s)/Property</u>	<u>Description</u>	<u>Type</u>
Roberts F. Smith Location: 59 Brickyard Road	1955 Matchless G9B motorcycle	M/V

- Changed assessed value from 3760 to 1500

Members in Favor: Hansen, Mezzetti, Aniskovich    Opposed:    Abstained:



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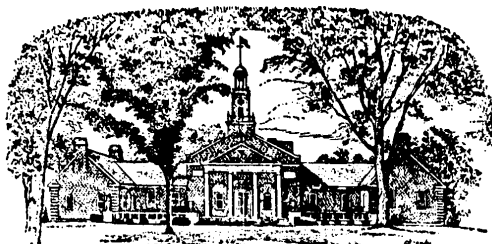
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<u>Appellant(s)/Property</u>	<u>Description</u>	<u>Type</u>
Thomas H. Comer Location: 107 Old Post Road	2005 Chevrolet Silverado	M/V
<ul style="list-style-type: none"> <li>Changed assessed value from 4900 to 3500</li> </ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Abstained:
Opposed:		
Frederick P. Stabell Location: 17 Rocky Ledge Drive	1994 Ford F150	M/V
<ul style="list-style-type: none"> <li>Changed assessed value from 4920 to 1000</li> </ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Abstained:
Opposed:		
Allen G. Ciastko Location: 17 Nutmeg Drive	1988 Texas 16HA Flatbed	M/V
<ul style="list-style-type: none"> <li>Changed assessed value from 2390 to 1000</li> </ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Abstained:
Opposed:		
VKR Properties LLC 3011 American Way, Missoula, MT 59808 Location: Roberti Valentino, 49 Stanton Road	RV (non registered)	Personal Property
<ul style="list-style-type: none"> <li>No Change- Owner was not present/no affidavit</li> </ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Abstained:
Opposed:		



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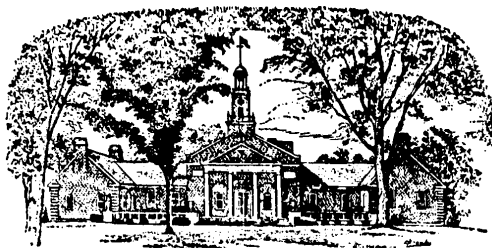
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<u>Appellant(s)/Property</u>	<u>Description</u>	<u>Type</u>
Violet V or Rame J Dayon 47 Reliance Road, Plainville, CT 06062 Location: 100 River Road, site 1	RV 2007 Keystone 372	Personal Property
<ul style="list-style-type: none"><li>• Changed assessed value from 9838, which includes penalty to 7500 plus 25% penalty equals 9375</li></ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Opposed: Abstained:
T&E Lawncare & Services LLC Location: Timothy A. Davidovich, 14 Willow Lane	Business	Personal Property
<ul style="list-style-type: none"><li>• Changed assessed value from 12,500, which includes penalty to 6094 plus 25% penalty equals 7618</li></ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Opposed: Abstained:
Bruce Zira Location: 244 Cow Hill Road	(non registered vehicles)	Personal Property
<ul style="list-style-type: none"><li>• No Change</li></ul>		
Members in Favor: Hansen, Mezzetti, Aniskovich		Opposed: Abstained:
<ul style="list-style-type: none"><li>• All motions on final decisions carried.</li></ul>		





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- A motion was made by Don Hansen, seconded by Dolly Mezzetti to approve corrections of clerical/computer errors by the Assessor for the 2017 Grand List. All were in favor. Motion carried.

A motion was made by Don Hansen, seconded by Dolly Mezzetti to adjourn the meeting at 8:45 P.M. All were in favor. Motion carried.

The Board Adjourned at 8:45P.M.

Respectfully Submitted,  
Donna Aleman  
BAA Clerk