

From: Brett Marchand March 26, 2010 4:40:43 PM  
Subject: Board of Assessment Appeals Minutes 03/23/2010  
To: SimsburyCT\_BOAAMin  
Cc:

Minutes of the Board of Assessment Appeals, March 23, 2010 Regular Meeting

The meeting was called to order at 3:00 pm. Present were members Mark Wigmore, Dennis Fallon and Will Fiske. The assessor joined the meeting at about 3:05 pm.

1) Appeal of Dyno Nobel personal property. Dyno Nobel was represented by Ray Tremaglio and Rich Higley. They presented the original 2009 personal property declaration with what they described as the current replacement costs reported in place of historical cost, the 2008 declaration for comparison, and the revised declarations for the October 1, 2009 assessment, dated February 17, 2010.

2) The board members met individually with Route 10 Pizza (Mr. Fallon); Jo Ann Boehm (Mr. Wigmore) and Eugene and Anja Rosenber, represented by their attorney, Stanley Cohen (Mr. Fiske).

The board reconvened to hear the appeal of River Bend Associates (Meadowwood Subdivision), represented by Tim Lescaleet and Randy Gadauskas who gave their view of the appropriateness of reassessing the land to reflect subdivision approval, and presented a memorandum from their attorney Timothy Hollister in support of their view.

3) The board met with Atty. Lauren Elliot of Joseph Sansone and Company, representing Willow Arms Mutual Housing Association on 55 Elm Street, and reviewed the summary of valuation pertaining to an oral appraisal by Barry Cunningham.

4) The board heard from Richard Wagner, Jr. and Carole Wagner of Simsbury North, LLC on its real estate comprising the Wagner Ford property, including the parcel leased from Charles Gersten, and on 1276 Hopmeadow Street. They presented an appraisal of each.

5) The members met individually with West Street Storage's owners (Mr. Wigmore), George Dooley and his attorney Robert Moran on 12 Oakwood Road (Mr. Fiske) and Mr. and Mrs. Oleskewicz on 11 Browngate Lane (Mr. Fallon).

The board reconvened at approximately 5:30 pm.

1) Mark Wigmore made and Dennis Fallon seconded a motion to use the revised personal property declarations filed by Dyno Nobel. The motion passed unanimously.

2) 1276 Hopmeadow Street was discussed. Mark Wigmore made and Dennis Fallon seconded a motion to revise the market value to \$190,000 and the motion passed unanimously.

3) 1285 Hopmeadow Street (aka 1263 Hopmeadow Street): Mark Wigmore moved and Will Fiske seconded a motion to reduce its appraised value by 15% and to leave the related assessments unchanged. The motion passed 3-0.

4) Route 10 Pizza: Mr. Fallon made and Mr. Fiske seconded a motion to use the revised personal property declarations.

The meeting adjourned at 6:30 pm.

Respectfully Submitted,  
David M. Gardner, Assessor