

TOWN OF WINDHAM  
BOARD OF ASSESSMENT APPEALS  
REGULAR MEETING MINUTES

April 22, 2014

At a meeting conducted on April 22, 2014, in the first floor Meeting Room in the Town Hall, 979 Main Street, Willimantic, CT, the following members were present: John DeVivo, James Oliver IV, David Gardner and Evelyn Solla-de Cambre.

Upon a motion by John DeVivo, the meeting was called to order at 9:15, seconded by James Oliver.

Upon a motion by David Gardner, seconded by James Oliver, it was unanimously voted to appoint John DeVivo as Chairman.

During this time, the Board heard and deliberated on 19 appeals as follows:

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted to reduce the value on 85 Turner Street, Willimantic, CT, owned by John Naumec by 11%.

Upon a motion by David Gardner, seconded by John DeVivo, it was unanimously voted "No Change" on 25 High Street, Willimantic, CT, owned by N. Joseph Underwood.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted "No Change" on 104 Main Street, Willimantic, CT, owned by Edward M. Sprague LLC.

Upon a motion by John DeVivo, seconded by Evelyn Solla-de Cambre, it was unanimously voted "No Change" on 7 West Park Street, Willimantic, CT, owned by LSREF2 APEX 2 LLC.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted to reduce the value on Native Arts, Personal Property, owned by Ann Jones to \$1000.

Upon a motion by John DeVivo, seconded by Evelyn Solla-de Cambre, it was unanimously voted to reduce the value on 19 Fairway Drive, North Windham, CT, owned by Thomas Jarusinsky by 5%.

Upon a motion by David Gardner, seconded by James Oliver, it was unanimously voted "Not to Reduce Value" on 213 Main Street, Willimantic, CT, owned by K Brothers, LLC.

Upon a motion by David Gardner, seconded by John DeVivo, it was unanimously voted to reduce the value on 82 Boston Post Road, North Windham, CT, owned by Janet Correll by 2%.

Upon a motion by James Oliver, seconded by John DeVivo, it was unanimously voted to reduce the value on 148 Club Road, Windham, CT, owned by William Correll by 5%.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted "No Change" on 150 Mansfield Avenue, Willimantic, CT, owned by BLC Associates, LLC.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted "No Change" on 156 Mansfield Avenue, Willimantic, CT, owned by BLC Associates, LLC.

Upon a motion by David Gardner, seconded by John DeVivo, it was unanimously voted "No Change" on Super Future Fitness, Personal Property, owned by John Hansen.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted to reduce the value on 56 Windham Road, Willimantic CT, owned by Gary Fetzer, by 70%.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted "No Change" on 60 Windham Road, Willimantic, CT, owned by Gary Fetzer.

Upon a motion by David Gardner, seconded by John DeVivo, it was unanimously voted to reduce the value on 719 Main Street, Willimantic, CT, owned by Northeast Development Co. Inc. by 14%.

Upon a motion by John DeVivo, seconded by David Gardner it was unanimously voted to reduce the value for the 2013 Grand list, on the 2006 Toyota Solara, Registration # 192PUY, owned by Steven Coutu, by \$2000.

Upon a motion by David Gardner, seconded by John DeVivo, it was unanimously voted to reduce the value for the 2012 Grand List, on a 2000 Ford F550, Registration # 123646, owned by Steven Coutu, to \$19,055.

Upon a motion by John DeVivo, seconded by David Gardner, it was unanimously voted to reduce the value for the 2013 Grand List, on a 2000 Ford F550, Registration # 123646, owned by Steven Coutu, to 26,000.

Upon a motion by David Gardner, seconded by Evelyn Solla-de Cambre, it was unanimously voted "No Change" on 730 Windham Road, South Windham, CT, owned by Rogers Corporation.

Upon a motion by David Gardner, seconded by John DeVivo, it was unanimously voted to approve Assessor Recommended Changes, except for Personal Property for Willimantic Waste Company, account number 40075200. See attached.

Upon a motion by David Gardner, seconded by Evelyn Solla-de Cambre, it was voted to approve Assessor Recommended Changes for Personal Property, account number 40075200. John DeVivo abstained. See attached.

Upon a motion by John DeVivo, seconded by James Oliver, it was unanimously voted to adjourn the meeting at 4:35.

---

Karen Porter, Recording Secretary  
Board of Assessment Appeals

REAL ESTATE								
ACCOUNT	DIST	OWNER	#	LOCATION	BEFORE BAA ASSMT	AFTER BAA ASSMT	DIFFERENCE	COMMENTS
00712900	1	MELENDEZ WILLIAM	12	SKY LINE DR	\$ 99,240	\$ 102,240	\$ 3,000	REMOVE VET EXEMPTION
<b>TOTAL RE CHANGES</b>					<b>\$ 99,240</b>	<b>\$ 102,240</b>	<b>\$ 3,000</b>	
								-
PERSONAL PROPERTY								
ACCOUNT	DIST	OWNER	#	LOCATION	BEFORE BAA ASSMT	AFTER BAA ASSMT	DIFFERENCE	COMMENTS
40075200	2	WILLIMANTIC WASTE	185	RECYCLING WAY	\$ 1,405,730	\$ 955,780	\$ (449,950)	AMENDED DECLARATION
41084100	2	JONES HORACE	89	LEWISTON AVE	\$ 3,740	\$ -	\$ (3,740)	DELETE-MOVED OUT OF STATE
41027600	1	WINDHAM PEDIATRICS	375	TUCKIE RD	\$ 119,510	\$ -	\$ (119,510)	DELETE-BUSINESS SOLD
41104600	1	CAPUTO KEN	157	BOSTON POST RD	\$ 6,980	\$ 12,750	\$ 5,770	UPDATED DECLARATION
40007300	1	BEDARD ROBERT	33	BRICKTOP RD	\$ 13,280	\$ -	\$ (13,280)	REINSTATE FARM EXEMPTION
<b>TOTAL PP CHANGES</b>					<b>\$ 1,549,240</b>	<b>\$ 968,530</b>	<b>\$ (580,710)</b>	
								-
MOTOR VEHICLE								
ACCOUNT	DIST	OWNER	#	LOCATION	BEFORE BAA ASSMT	AFTER BAA ASSMT	DIFFERENCE	COMMENTS
62978	2	SANCHEZ-GONZALEZ			\$ 1,700	\$ 566	\$ (1,134)	COC DONE PRIOR TO GL PRINTING
57652	2	LAPENTA DEAN			\$ 10,760	\$ 8,350	\$ (2,410)	DMV ERROR
58824	1	MARTYN JEFFREY			\$ 4,240	\$ 1,240	\$ (3,000)	GIVE VET EXEMPTION
<b>TOTAL MV CHANGES</b>					<b>\$ 16,700</b>	<b>\$ 10,156</b>	<b>\$ (6,544)</b>	
<b>TOTAL ARC CHANGES</b>					<b>\$ 1,665,180</b>	<b>\$ 1,080,926</b>	<b>\$ (584,254)</b>	
EXEMPT ACCOUNTS								
ACCOUNT	DIST	OWNER	#	LOCATION	BEFORE BAA ASSMT	AFTER BAA ASSMT	DIFFERENCE	COMMENTS
00561640	2	HOUSING AUTHORITY	24	CANAL ST	413,230	564,830	151,600	
00561630	2	HOUSING AUTHORITY	19	CORAL ST	187,790	242,060	54,270	
00561620	2	HOUSING AUTHORITY	18	NORMANDY AVE	939,200	1,049,020	109,820	
00561600	2	HOUSING AUTHORITY	38	HOPE ST	297,300	403,480	106,180	
00561610	2	HOUSING AUTHORITY	20	CORAL ST	355,590	484,190	128,600	
00390500	2	HOUSING AUTHORITY	535	HIGH ST	2,976,970	3,760,120	783,150	
00056800	1	CONN STATE OF REC		BOSTON POST RD	108,420	3,250	(105,170)	APPLY PA490
<b>TOTAL EXEMPT CHANGES</b>					<b>5,278,500</b>	<b>6,506,950</b>	<b>1,228,450</b>	