



MINUTES

BOARD OF ASSESSMENT APPEALS 2019 Supplemental Motor Vehicles, 2020 Personal Property and 2020 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Thomas Ragaini, Board Member
Thomas DeNoto, City Assessor
Susan Couture, Secretary of the Board
Emmanuel Lorenzo, Tech Assistant

The meeting was called to order at 2:55 p.m. on Tuesday, March 16, 2021 in the First Floor Meeting Room at the Bristol Town Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Tuesday, March 16, 2021:

- 923 Farmington Avenue – Ton Rrapi
- 165 Ridge Road – Margo Korytko
- 133 Arlington Street – Derek Labbie
- 102 Sonstrom Road – Jaroslaw Rzemian
- Lot 5 Pine Street, Lot 3 Christopher Street, Lot 4 Pine Street, and Lot 2 Middle Street – John Senese
- 53 Lewis Street – Tom Zipp Jr.

A motion was made by Tom Ragaini, Board Member, to adjourn the afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 4:30 p.m.

The Board of Assessment Appeals reconvened for its evening appeal hearings at 5:55 p.m. on March 16, 2021 and the following appeals were heard:

- 465 Wolcott Street – Deborah Sousa
- 99 Redwood Drive – Keith & Rebecca Hogan
- 31 Jeannette Street – John & Donna Gianoni
- 1033 Farmington Avenue – Burger King Corporation – Josue Peredo
- 49 Vantana Drive – Lisa Butts & Napoleon Cooney

- Lot 128F-1 Dorothy Road, 576 Farmington Avenue, 594 Farmington Avenue, 597 Farmington Avenue – Federal Realty Investment Trust (Ross Litkenhous)
- 822 Lake Avenue, 970 Lake Avenue and Lake Compounce – Jackie Dean

A motion was made by Tom Ragaini, Board Member, to adjourn appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 7:46 p.m.

A meeting was called to order at 2:55 p.m. on Friday, March 19, 2021 in the First Floor Meeting Room at the Bristol Town Hall, 111 North Main Street, Bristol, Connecticut at which time the Board of Assessment Appeals began its deliberations following all the appeals which were heard on March 16, 2021 as follows:

1. 923 Farmington Avenue
 - Appellant: Economic Distress.
 - Board: Granted. Reduce appraised value to \$800,000.

2. Margo Korytko - 165 Ridge Road
 - Appellant: Value of recent appraisal at \$170,000.
 - Board: Granted with under construction value of \$140,000.

3. Derek Labbie - 133 Arlington Street
 - Appellant: Do not agree with new assessment increase during this time of the Covid-19 crisis.
 - Board: No show. Petition denied.

4. John Senese - Lot 4 Pine Street
 - Appellant: This parcel is in a BHC zone and R-10 zone. It has no access. Curb cut on Pine Street. The access is through Lot 5 which is difficult for development.
 - Board: Petition denied.

5. John Senese – Lot 5 Pine Street
 - Appellant: This property has a water easement in favor of City of Bristol, plus a driveway, sewer and storm water easement running through the parcel for the Calamar Development which makes this lot unbuildable.
 - Board: Petition denied.

6. John Senese - Lot 3 Christopher Street

- Appellant: This lot is on a paper street with no city improvement to create a buildable lot. All utilities need to be extended and the road pavement would need to be extended, it is one lot, R-10 estimated cost of \$200,000. This lot value is less than the improvement cost to build a road extension. Property impaired by conservation easement and slopes to benefit the Calamar Housing Development on Lot 1.
- Board: Granted. Reduce value to \$61,000.

7. John Senese - Lot 2 Middle Street

- Appellant: R-10 zone building lot has not access to Mitchell Street and only has a curb cut access through the Calamar Apartment Complex site, rear lot. State Traffic Commission terminated right of access to Pine Street. See attached plans and email from Traffic Commission.
- Board: Granted. Reduce value to \$150,000.

8. Jaroslaw Rzemian - 102 Sonstrom Road

- Appellant: Incorrect increase of real estate tax. This increase is not in comparison with similar properties that have significantly lower taxes. We have several appraisal reports showing the value of this property of \$275,000.
- Board: Granted. Reduce value to \$285,000.

9. Thomas Zipp, Jr. - 53 Lewis Street

- Appellant: Purchased property on 2/19/19 for \$90,000. It was listed on MLS for over nine months before my purchase indicating that the purchase price was a fair representation of its market value. The home is very dated (finishes, floors, windows, mechanical, roof, etc.) when I purchased it. I only cleaned up the interior and painted.
- Board: Granted. Reduce value of \$160,000.

10. Deborah Sousa - 465 Wolcott Street

- Appellant: Property is being ruined by the association and G&W Management. They have been neglecting the necessary repairs to the gutter behind my unit and the landscaping repairs needed to prevent water from entering my unit. This neglect has been going on for years. This was an illegal sale in this condition or lower because of damage being done.
- Board: Petition denied.

11. Keith & Rebecca Hogan - 99 Redwood Road

- Appellant: A patio is falsely being reported as already existing on our property, when it, in fact, is not. At this time, we do not have a patio or any patio located on our property whatsoever. Plans for installation for said patio are on hold indefinitely and for the foreseeable future. Therefore, we shall not be charged for something that does not currently exist.
- Board: Granted. Reduce value to \$267,000.

12. John & Donna Gianoni - 31 Jeannette Street

- Appellant: Since the extension of Route 72 down Pine Street, there is an excessive, relentless, noise due to tractor trailers, trucks, cars and motorcycles racing and speeding at all hours year round. The noise is beyond loud day and night, even waking us with the windows closed. It was a private area until it became a racetrack. Assessed value is \$104,160 and we feel it should be \$80,000.
- Board: Granted. Reduce value to \$120,000.

13. Burger King Corporation - 1033 Farmington Avenue

- Appellant: Using a Marshall and Swift cost approach and an above-market income approach, we believe that our property is being over-assessed.
- Board: Petition denied, no show.

14. Lisa Butts & Napoleon Cooney - 49 Vantana Drive

- Appellant: Home evaluation too high.
- Board: Petition denied, no show.

15. Federal Realty Investment Trust - Lot 128F-1 Dorothy Road

- Appellant: The shopping center's NOI is declining and vacancy has increased to over 19%.
- Board: Petition denied.

16. Federal Realty Investment Trust - 576 Farmington Avenue

- Appellant: Appellant: The shopping center's NOI is declining and vacancy has increased to over 19%.
- Board: Petition denied.

17. Federal Realty Investment Trust - 594 Farmington Avenue

- Appellant: The shopping center's NOI is declining and vacancy has increased to over 19%.
- Board: Petition denied.

18. Federal Realty Investment Trust - 597 Farmington Avenue

- Appellant: The shopping center's NOI is declining and vacancy has increased to over 19%.
- Board: Petition denied.

19. Personal Property - Lake Compounce

- Appellant: Our declaration of personal property was not accepted as filed.
- Board: Petition denied.

20. 822 Lake Avenue

- Appellant: Decline in revenues due to the Covid-19 pandemic are so steep that income does not support the current appraised value.
- Board: Petition denied.

21. 970 Lake Avenue

- Appellant: Decline in revenues due to the Covid-19 pandemic are so steep that income does not support the current appraised value.
- Board: Petition denied.

The following appeals were decided and **all approved** by the Power of the Board:

1. 35 Bayberry Drive – Frances Braiewa Revocable Trust
2. 510 Farmington Avenue – My Storz, LLC Mini-Mart
3. 510 Farmington Avenue – Sunoco Inc
4. 728 Farmington Avenue – Cricket Wireless Retail
5. 1197 Farmington Avenue - Subway
6. 65 Mark Street – Christine Parsons
7. 57 Pardee Street – Ronald & Richard J. Miecznikowski
8. 123-125 Prospect Street – Mark Kehler
9. 156 Redstone Hill – ShawDillo Sports
10. 127 Windham Street – Alex Hamzy

A motion was made by Tom Ragaini to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearing deliberations at 4:15 p.m.

The following appeals were withdrawn:

- 400 North Main Street – Bristol Health Care Inc.

The following appeal was denied based on filing requirements of C.G.S. §12-111.

- 146 Farmington Avenue – Connecticut Chiropractic Associates, LLC (dba Health Dynamics)

Summary of appeals:

Appeals Approved = 18

Appeals Denied = 13

Appeals Withdrawn = 1

Appeals Dismissed = 1

Total Appeals = 33

Submitted by Susan Couture, Secretary of the Board of Appeals