



***MINUTES  
MARCH 8, 2022***

***BOARD OF ASSESSMENT APPEALS  
2020 Supplemental Motor Vehicles,  
2021 Personal Property and 2021 Real Estate***

Present: Mary Alford, Chairperson of the Board of Appeals  
Shirley Salvatore, Board Member  
Erick Rosengren, Board Member  
Thomas DeNoto, City Assessor  
Emmanuel Lorenzo, Assessor Technician  
Susan Couture, Secretary of the Board

The meeting was called to order at 2:57 p.m. on Tuesday, March 8, 2022 in the lower level Meeting Room No. 2 at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Tuesday, March 8, 2022:

- 88 East Main Street – St. Joseph’s Polish Society
- 45 Gina Street – Derek Jones
- 151 Hepworth Street – Roger Bartholomew
- 2014 Toyota Tundra CR Pickup – Joseph Giantonio
- 1175 Farmington Avenue – Sun New Cambridge – Robert Vivencio, Agent
- Bristol Solar LLC – Michael Reiner, Esquire
- 399 Hill Street – Michael Reiner, Esquire

A motion was made by Erick Rosengren, 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 4:50 p.m.

The Board resumed the evening proceedings at 5:59 p.m. at which time the Board had three cancellations. The following appeals were deliberated on as follows:

1. 277 West Street - Jayne C Cluett, M.D.
  - Appellant: Purchased property in 1990 for \$340,000. Occupied the premises continually since then as a medical office. I have need to sell it with a realtor in the past several years for \$250,000 and have generated zero interest. The property is not worth \$250,000 in the current market.
  - Board: Denied. No Show.
  
2. 482 Broad Street – 482 Broad Street, LLC – Income and Expense
  - Appellant: Requested relief on our 2019 Income and Expense report penalty of \$1,960.28 and \$470.17. Our address changed during Covid and we did not receive the notices. As soon as we found out about the lien we filed the reports right away for 2019 and 2020.
  - Board: Denied. No Show.
  
3. D’Amato Construction Company – Personal Property
  - Appellant: Power of the Board
  - Board: Petition granted per revised schedules submitted.
  
4. 88 East Main Street – St. Joseph’s Polish Society of Forestville LLC
  - Appellant: Due to Covid, the establishment was closed until October of 2020. Mail was being collected periodically and unfortunately missed date to return income and expense report for first time in 100 years of operation. This bill would hurt finances of the establishment.
  - Board: Petition granted. Reduce 2021 assessment (a one-time reduction) by computed amount equal to 2020 Income and Expense Report interest and penalty.
  
5. 45 Gina Street – Derek Jones
  - Appellant: Route 72 highway is located in our backyard and due to high traffic flow causes noise during the day and night as well as depreciating the neighborhood and driving down property value. Homes in surrounding areas of the same are currently retaining higher values and is solely direct cause of highway noise.
  - Board: Petition granted. Reduce value to \$267,000.
  
6. 2006 Ford E250 Cargo Van – Richard White
  - Appellant: Vehicle is not operable for one year for numerous issues. Cost to repair is more than value will be selling or scrapping. Estimate of value if \$500 to \$1,000.
  - Board: Denied. No show.

7. 2014 Toyota Tundra – Joseph Giantonio
  - Appellant: I believe the assessed value is too high for a 7 year old pickup with 107,500 plus miles on it.
  - Board: Petition denied.
  
8. Bristol Solar One LLC – Personal Property – 399 Hill Street
  - Appellant: Valuation too high.
  - Board: Petition denied.
  
9. 399 Hill Street – Mark Edward Minor + Ann Lambert Minor Trustees
  - Appellant: Valuation too high based on income, sales and cost approach.
  - Board: Petition denied.

The Board of Assessment Appeals suspended deliberations to reconvened hearings at 6:45 p.m. on Tuesday, March 8, 2022 and the following appeals were heard:

- 2006 Ford E250 Cargo Van – Richard White
- 277 West Street – Jane C. Cluett, M.D.
- 482 Broad Street – 482 Broad Street LLC
- 226 Grove Street – Dave Porter
- 81 North Main Street – 38-42 Bishop Street LLC et al – C. Scott Schwefel, Esquire
- Lake Compounce – 822 Lake Avenue – Jackie Dean

A motion was made by Erick Rosengren, 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 7:17 p.m.

The Board resumed its deliberations at the completion of the hearings at 7:17 p.m., as follows:

10. 1175 Farmington Avenue – Sun New Cambridge Apartments I, LLP
  - Appellant: Appealing lien placed on property due to late filing of 2019 Income and Expense Report. We are contending the Assessor violated Statute 12-55(b) and did not have the statutory authority to impose the late filing penalties after he took the oath on the 2020 grand list. The late fees are invalid and prevent any recovery of taxes. The Assessor delayed in issuing a notice to the taxpayer within 10 days of date of correction.
  - Board: Petition denied.

11. 226 Grove Street – David Porter

- Appellant: Tabled for further discussion on March 10, 2022 at 3 p.m.
- Board: No decision until March 10, 2022.

12. 81 North Main Street – 38-42 Bishop St LLC et al

- Appellant: Overvaluation.
- Board: Petition denied. Board needs appraisal and no entry allowed by Petitioner.

13. Festival Fun Parks dba Lake Compounce – Personal Property

- Appellant: The park has experienced declining attendance and thereby revenues for several years prior to the pandemic. The 2020 season, of course, saw an operating loss and while the 2021 season saw some improvement, the park still operated under capacity and attendance and revenues are not back to pre-pandemic levels. Taxpayer request a 20% obsolescence adjustment by applied to depreciated value of the rides and attractions.
- Board: Petition denied.

14. 151 Hepworth Street – Roger Bartholomew

- Appellant: Extremely high for this neighborhood. Home has two bedrooms and 2 baths. No air condition, no fireplaces, smaller lot size than my neighbors around me. There is a two family house adjoining my yard which makes my home less appealing. Surrounding homes do have air conditioners, fireplaces, pools and new roofs, new siding, and new windows.
- Board: Decision tabled until March 10, 2022 after inspection of site by Board members.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 7:25 p.m.

The following appeals were withdrawn:

157 – 163 School Street – Enver Marke

Summary of appeals:

Appeals Approved = 3  
Appeals Denied = 10  
Appeals Power of the Board = 1  
Appeals Withdrawn = 1  
Total Appeals = 15

Submitted by Susan Couture, Secretary of the Board of Appeals