



MINUTES
MARCH 5, 2024

BOARD OF ASSESSMENT APPEALS
2022 Supplemental Motor Vehicle
2023 Personal Property and 2023 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Cynthia Chesky Board Member
Greg Klimek, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

The meeting was called to order at 3:05 p.m. on Tuesday, March 5, 2024 in the first floor Meeting Room No. 1-2 (#114) at the Bristol City Hall, 111 North Main Street, Bristol, Connecticut.

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

- 258 Middle Street – Zachary Ibanez
- 199 Riverside Avenue – John Castolene
- 94 West Street - John Mendonca
- 52 William Street – Clarissa White
- Navarro Trucking – Personal Property
- ECC Exemption 2012 VPG MV1 – Mark Harmon
- 30 Cross Street – Woof Pack
- 3Sunnova Sap IV LLC – Personal Property

The Board of Assessment Appeals began its deliberations at 4:40 p.m. following all the hearing appeals which were heard on March 5, 2024.

1. 258 Middle Street – Zachary Ibanez – Income and Expense.
 - Appellant: Requesting relief on our 2022 Annual Income and Expense Penalty. The report was not filed on a timely basis and asking if the board could waive the penalty.
 - Board: Board agree to reduce the penalty to 5% instead of 10%.

2. 199 Riverside Avenue – 199 Riverside Avenue LLC – Income and Expense
 - Appellant: Requesting the penalty be waived on the Income and Expense Report as it was not filed on a timely basis. Claims he didn't receive the documentation and only received the penalty notice.
 - Board: Board agreed to reduce the penalty to 5% instead of 10%.
3. 94 West Street – 94 West Street, LLC – Income and Expense
 - Appellant: Requested the penalty fee for the Income and Expense Report be waived for not filing on a timely basis. Owner also stated, the property is 100% owner occupied with no rental income.
 - Board: Petition Granted. Penalty waived.
4. 52 Williams Street – Black Dog Properties LLC – Income and Expense
 - Appellant: Requesting the penalty be waived for the 2022 Income and Expense Report. Owner stated that she files on a yearly basis but forget to change her mailing address on the assessor's card.
 - Board: Petition granted. Penalty waived.
5. Navarro Trucking – Personal Property
 - Appellant: Power of the Board
 - Board: Petition granted to accept and approval of an appointment date and time for the next meeting of the Board of Assessment Appeals. Documentation emailed and mailing on March 5, 2024.
6. 2012 VPG MVA Van – Mark Harmon – Supplemental Motor Vehicle
 - Appellant: Power of the Board
 - Board: Petition granted and ECC exemption applied to the motor vehicle tax invoice.
7. 30 Cross Street – Woof Pack LLC – Personal Property
 - Appellant: Power of the Board
 - Board: Petition Granted. Personal Property assessment removed as business was dissolved June 2, 2023.
8. Sunnova SAP IV LLC
 - Appellant: Power of the Board
 - Board: Personal Property Penalty removed as company provided proof of mailing Personal Property Declaration on time.

The Board of Assessment Appeals began its deliberations at 4:40 p.m. following all the hearing appeals which were heard on March 5, 2024.

A motion was made by Mary Alford to adjourn the deliberations with a second to the motion made by Cynthia Chesky and it was unanimous to adjourn hearings at 5:10 p.m.

The following appeals were withdrawn:

445 Broad Street – Personal Property

Summary of appeals:

Appeals Approved = 2

Appeals Denied = 2

Appeals Power of the Board = 4

Appeals Withdrawn = 1

Total Appeals = 9

Submitted by Michele Ososki, Secretary of the Board of Appeals



***MINUTES
MARCH 12, 2024***

***BOARD OF ASSESSMENT APPEALS
2022 Supplemental Motor Vehicle
2023 Personal Property and 2023 Real Estate***

Present: Cynthia Chesky Board Member
Greg Klimek, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

Absent: Mary Alford, Chairperson of the Board of Appeals

The meeting was called to order at 3:18 p.m. on Tuesday, March 12, 2024 in the first floor Meeting Room No. 1-2 (#114) at the Bristol City Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Tuesday, March 12, 2022:

- 200 Blakeslee Street – Timothy Santucci
- 220 Fox Hollow Lane – Eugeniusz Zagaja
- 45 Hawthorne Street – Attorney Robert Litt
- 399 Hill Street – Attorney Gary Greene
- 383 Middle Street – Seth Wulsin
- 1191 Terryville Avenue – Todd Therrien
- 101 Church Avenue – William Micari

The Board of Assessment Appeals began its deliberations at 4:32 p.m. following all the hearing appeals which were heard on March 12, 2024.

1. 220 Fox Hollow Lane – Eugeniusz Zagaja

- Appellant: Requesting his assessed value be lowered due to the fact that he has an on-going issue with excessive water run off onto his property. Believe the run-off of water is coming from Hart Street. Photos were handed to the board showing the damage.
- Board: Petition Granted. Reduce Fair Market Value to \$560,000.

2. 200 Blakeslee Street – Timothy Santucci
 - Appellant: Requesting the Assessed Value be reduced as expenses are out-weighting the actual income. Majority of the rents are rent controlled. Paperwork was submitted on data in regards to expenses and income for the apartment complex.
 - Board: Petition Denied.
3. 45 Hawthorne Street – Attorney Robert Litt
 - Appellant: Appraised Value exceeds full value of property
 - Board: Petition Dismissed – No Show.
4. 399 Hill Street – Attorney Gary Greene
 - Appellant: Client feels they should be tax exempt due to being a Solar Farm.
 - Board: Petition denied.
5. 383 Middle Street – Seth R. Wulsin
 - Appellant: Requesting the Assessed Value be reduced to \$33,000,000. One tenant rents 170,000 square feet with the remaining office / warehouse space vacant. Total square footage is 330,000 (+/-). Unable to find a tenant to occupy the remaining space. Property has been on the market with an offer of \$12,000,000 (below assessed value).
 - Board: Petition denied.
6. 1191 Terryville Avenue – Todd Therrien – Income & Expense Report
 - Appellant: Asking the board to waive the penalty for the Income and Expense Report. The office manager whom filled this out yearly left and the new person was not aware of this report.
 - Board: Board agree to reduce the penalty to 5% instead of 10%.
7. 101 Church Avenue – William Micari – Income & Expense Report
 - Appellant: The original report filed was completed incorrectly. Filed the corrected report but was filed late.
 - Board: Board agree to reduce the penalty to 5% instead of 10%.

A motion was made by Greg Klimek to adjourn the deliberations with a second to the motion made by Cynthia Chesky and it was unanimous to deliberations at 5:20 p.m.

The Board of Assessment Appeals reconvened for its evening appeal hearings at 6:02 p.m. on March 12, 2024 and the following appeals were heard:

- 21 Lincoln Street – Matthew Scott
- 94 South Street -
- 535 Broad Street

The Board of Assessment Appeals began its deliberations at 6:30 p.m. following all the hearing appeals which were heard on March 12, 2024.

8. 21 Lincoln Street – Matthew Scott – Real Estate

- Appellant: Stating this his assessed value is too high. Also stated he owns another property in Bristol which is assessed lower and in close proximity. Requesting his assessed value should be decreased.
- Board: Petition Denied

9. 94 South Street – T. Neil Chan – Real Estate

- Appellant: Requesting assessed value be lowered. An appraisal was performed on October 23, 2023 with a Market Value of \$470,000 after renovations completed. At this time the property is 100% occupied.
- Board: Petition Denied

10. 535 Broad Street – Jon Salinas – Income and Expense Report

- Appellant: Requesting to waive the Income and Expense Penalty as they are new owners and were unaware of this report.
- Board: Petition Dismissed – No Show.

A motion was made by Greg Klimek to adjourn the deliberations with a second to the motion made by Cynthia Chesky and it was unanimous to adjourn hearings at 6:60 p.m.

Summary of appeals:

Appeals Approved = 3
Appeals Denied = 7
Appeals Power of the Board = 0
Appeals Withdrawn = 0
Total Appeals = 10

Submitted by Michele Ososki, Secretary of the Board of Appeals



**MINUTES
MARCH 14, 2024**

**BOARD OF ASSESSMENT APPEALS
2022 Supplemental Motor Vehicle
2023 Personal Property and 2023 Real Estate**

Present: Cynthia Chesky Board Member
Greg Klimek, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

Absent: Mary Alford, Chairperson of the Board of Appeals

The meeting was called to order at 4:30 p.m. on Thursday, March 14, 2024 in the first floor Meeting Room No. 1-2 (#114) at the Bristol City Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Thursday, March 14, 2022:

- 780 James P. Casey Road – Navarro Trucing – Personal Property
- 383 Middle Street – Seth Wulsin

The Board of Assessment Appeals began its deliberations at 5:00 p.m. following all the hearing appeals which were heard on March 14, 2024.

1. 780 James P Casey Road – Navarro Trucking – Personal Property
 - Appellant: Disputing the amount of trucks on his property. Claims that not every truck is running out of Bristol. Informed the Board that his company has merged with Fergus in PA and Bellair out of Ohio. He believes each HUB contains 25 trucks. A majority of the trucks are now registered out of State and no longer have registrations with CT. The Personal Property Declaration filed for the 2023 Grand List Year displays that about 86 trucks / trailers have disappeared. Mr. Navarro stated that about 44 trucks are housed within Bristol. It was also informed that about 15 trucks per day leave Clark & Dietrich and 9 trucks per day leave Holcim. After further discussions with Mr. Navarro and staff it was determined more information was needed from the company in order to make a decision on this appeal. Discussion arose on scheduling a Special Meeting on March 26th at 4:30 p.m.

- Board: Further deliberations granted. Special meeting to be scheduled for March 26th at 4:30 p.m.

2. 383 Middle Street – Seth R. Wulsin

- Appellant: Assessor requested the Board revisit this property as the owner removed the guard house on the property. A decrease of assessed value.
- Board: Revised Assessed Value on Assessor's Card due to removal of guard house on property.

A motion was made by Greg Klimek to adjourn the deliberations with a second to the motion made by Cynthia Chesky and it was unanimous to adjourn hearings at 5:15 p.m.

Summary of appeals:

Appeals Approved = 0
Appeals Further Deliberations – 1
Appeals Denied = 0
Appeals Power of the Board = 0
Appeals Withdrawn = 0
Total Appeals = 1

Submitted by Michele Ososki, Secretary of the Board of Appeals



**MINUTES
MARCH 26, 2024**

**BOARD OF ASSESSMENT APPEALS
2022 Supplemental Motor Vehicle
2023 Personal Property and 2023 Real Estate**

Present: Cynthia Chesky Board Member
Greg Klimek, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

Absent: Mary Alford, Chairperson of the Board of Appeals

The meeting was called to order at 4:28 p.m. on Tuesday in the first floor Meeting Room No. 1-4 (#107) at the Bristol City Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Thursday, March 26, 2022:

- 780 James P. Casey Road – Navarro Trucing – Personal Property

The Board of Assessment Appeals began its deliberations at 4:28 p.m. following all the hearing appeals which were heard on March 26, 2024.

1. 780 James P Casey Road – Navarro Trucking – Personal Property
 - Appellant: Diego Navarro submitted the 2023 Personal Property Declaration along with an itemized list of trucks and trailers that are housed and coming and going out of Bristol. Board questioning the depreciation of the trucks and it was stated due to the high mileage and wear and tear. Also informed if newer trucks purchased they may be registered in PA not CT. Navarro Trucking understood what the assessor's office was looking for and proper documents were submitted.
 -
 - Board: Accepted 2023 Personal Property Declaration Filed on March 22, 2024.

A motion was made by Cynthia Chesky to adjourn the deliberations with a second to the motion made by Greg Klimek and it was unanimous to adjourn hearings at 5:00 p.m.

Summary of appeals:

Appeals Approved = 1
Appeals Further Deliberations – 0
Appeals Denied = 0
Appeals Power of the Board = 0
Appeals Withdrawn = 0
Total Appeals = 1

Submitted by Michele Ososki, Secretary of the Board of Appeals