

Board of Assessment Appeals
Monday, March 27, 2023
Sprenkel Room
South Windsor Town Hall
6:00pm
Meeting Minutes

Call to Order: A Board of Assessment Appeals meeting of the Town of South Windsor was held on Monday, March 27, 2023 in the Lower- Level Sprenkel Room at the South Windsor Town Hall. The meeting was called to order by Linda Jeski, Chairperson, at 5:55pm.

Attendees: Debbie Duarte, Linda Jeski, Kevin Greer, Tim Appleton; Alternate, and Carolyn Carey; Alternate.

Members Absent:

Old Business:

New Business: Discussed and motioned remaining appeals sent for inspection.

The following appeals have been tabled to be discussed at a later date:
None

Appeal #1: Hartford Hospital – 1559 Sullivan Ave – Personal Property
A motion was made by Linda Jeski to deny the appeal. Seconded by Debby Duarte. All members in favor, none opposed.
Reason:

Appeal #2: Broadridge Output Solutions Inc. – Attorney Elliott Pollack Esq, agent – Personal Property
A motion was made by Linda Jeski to deny the appeal. Seconded by Debby Duarte. All members in favor, none opposed.
Reason:

Appeal #4: Aneudy Alvarez – Residential Real Estate – 2039 John Fitch Blvd
A motion was made by Linda Jeski to grant the appeal. Seconded by Debby Duarte. All members in favor, none opposed.
Reason:

Original Assessment	Adjustment	New Assessment
246,300	- 43,800	202,500

Appeal #5: Morgan Windsor LLC – Dan Rosow, agent – Commercial Real Estate – 15 Morgan Farms Dr.
A motion was made by Linda Jeski to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.
Reason:

Appeal #6: Town Center of South Windsor LLC – Kathy Kelly Petruzzello, agent – Commercial Real Estate - 1735 Ellington Road
A motion was made by Linda Jeski to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.
Reason:

(Monday, March 27, 2023 minutes continued)

Appeal #7: Town Center of South Windsor LLC – Kathy Kelly Petruzzello, agent – Commercial Real Estate – 1751 Ellington Road

A motion was made by Debbi Duarte to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.

Reason:

Appeal #8: 190 Buckland Pad Site LLC – Robert Idleman, agent – Commercial Real Estate – 210 Gateway Blvd.

A motion was made by Debbi Duarte to grant the appeal. Seconded by Kevin Greer. All members in favor, none opposed.

Reason:

Original Assessment	Adjustment	New Assessment
262,400	- 12,400	250,000

Appeal #9: Watson Farm Associates LP – Robert Idleman, agent – Commercial Real Estate – 700 Deming St.

A motion was made by Linda Jeski to deny the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason:

Appeal #10: Kelly Road Associates LP – Robert Idleman, agent – Commercial Real Estate – 25 Gerber Rd.

A motion was made by Linda Jeski to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.

Reason:

The following appeals were denied due to failure to appear:

Appeal #11: John Sandberg

Appeal #12: Richard Lindquist

The following appeals were heard and tabled previous to Monday March 27, 2023 and deliberations have commenced:

Paul & Judith Tellier – William Tellier, agent - Residential Real Estate – 2045 John Fitch Blvd.

Appeal originally heard: 3/21/2023

A motion was made by Debbie Duarte to grant the appeal after inspection performed by Assessor Staff. Seconded by Kevin Greer. All members in favor, none opposed.

Reason: Adjustment based on Town Staff inspection.

Original Assessment	Adjustment	New Assessment
205,100	- 28,500	176,600

Paul & Judith Tellier – William Tellier, agent - Residential Real Estate – 2075 John Fitch Blvd.

Appeal originally heard: 3/21/2023

A motion was made by Linda Jeski to grant the appeal after inspection performed by Assessor Staff. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Adjustment made based on Town Staff inspection.

Original Assessment	Adjustment	New Assessment
112,800	- 6,800	106,000

Paul & Judith Tellier - William Tellier, agent - Residential Real Estate - 2072 John Fitch Blvd.
aka: L072 John Fitch Blvd.

Appeal originally heard: 3/21/2023

A motion was made by Debbi Duarte to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.

Reason: PA-490 values are determined by the state set in 2020.

(Monday, March 27, 2023 minutes continued)

Erica & Joseph Botti – Residential Real Estate – 462 Abbe Road

Appeal originally heard: 3/6/2023

A motion was made by Linda Jeski to grant the appeal after inspection performed by Assessor Staff.

Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Adjustment made due to Town Staff inspection.

Original Assessment	Adjustment	New Assessment
300,000	- 13,900	286,100

James Murray – Residential Real Estate – 786 King St.

Appeal originally heard: 3/13/2023

A motion was made by Kevin Greer to grant the appeal after inspection performed by Assessor Staff.

Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Adjustment made based on inspection performed by Assessor Staff.

Original Assessment	Adjustment	New Assessment
201,800	- 14,900	186,900

Wade & Amy Lamica – Residential Real Estate – 35 Ellsworth Cir.

Appeal originally heard: 3/8/2023

A motion was made by Kevin Greer to grant the appeal after inspection performed by Assessor Staff.

Seconded by Linda Jeski. All members in favor, none opposed.

Reason: Adjustment based on inspection provided by Town Staff.

Original Assessment	Adjustment	New Assessment
354,300	- 22,300	332,000

Xiang Chen & Haining Liu – Mark Balaban, agent – Residential Real Estate – 26 Stedman Cir.

Appeal originally heard: 3/21/2023

A motion was made by Linda Jeski to deny the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Lack of evidence provided.

Zhile Chen & Yi Mei Liu – Mark Balaban, agent – Residential Real Estate – 30 Lakewood

Appeal originally heard: 3/21/2023

A motion was made by Linda Jeski to deny the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Lack of evidence provided.

Lisa Kessler – Residential Real Estate – 115 Ridgefield Dr.

Appeal originally heard: 3/8/2023

A motion was made by Linda Jeski to deny the appeal. Seconded by Debbi Duarte. All members in favor, none opposed, and the motion carried unanimously.

Reason: Multiple attempts were made to homeowner for an interior inspection of property for the Board's decision with no reply or response from the homeowner.

Adjournment: A motion was made by Kevin Greer to adjourn at 8:56pm. Seconded by Debbi Duarte. All members were in favor, none opposed, and the meeting adjourned.


Linda Jeski, Chairperson (Date)