

4-28-2021

Osprey Associates LLC  
c/o John Filloramo Const Co  
82 Glendale Rd  
South Windsor Ct 06074

Town of South Windsor  
1570 Sullivan Ave  
South Windsor Ct 06074  
Attention South Windsor Water Control Authority  
Thomas F Ruby Chairman  
Board of Directors  
and Tony Manfre Superintendent of Pollution Control  
Good evening

I am appealing the 2021 revised sewer tax charge of \$14,333.53 dollars assessed on 310 Nutmeg Rd. South for the following reasons. First the property as a result of the addition of the Sixth Amendment To Declaration Of Governors Square Business Center Condominium and subsequent sale to Osprey ASSOCIATES L.L.C. recorded in the land records of the Town Of South Windsor December 16<sup>th</sup> 2020 in which the land, land improvements, and buildings at 310 Nutmeg Rd. South were withdrawn from Governors Square Business Center Condominium. Thus becoming a commercial industrial property no longer subject to a minimum charge per business or condo unit of \$415.00 for sewer taxes.

Second I interpret the South Windsor Sewer Rate schedule class of user commercial/ industrial per 79,000 gallons as defining that 79,000 gallons of water as the number of gallons a business or condo can use for \$415.00. beyond that it would pay the unit charge of .0052531/per gallons used. So any other way to calculate a properties sewer tax other than the amount of water used times the unit charge is grossly unfair especially in my case where in the past 36 condos times the minimum amount determined the tax.

Third I contend that institutions be it town state or government agencies can by practice make discretionary decisions when interpreting or implementing its responsibilities. December 16th 2020 like January 1<sup>st</sup> 2020 is still 2020.

In conclusion the 113,771 gallons of water usage total for 310 Nutmeg Rd. South in 2020 when multiplied by the unit charge calculates to the sum of \$597.65 dollars a tax sum more equitable to Osprey Associates L.L.C. water use of the Authorities sewer services. So be it a condo or stand along commercial property water usage should be the only factor used to determine our 2020 sewer tax charge.

Reference Enclosures  
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Thank-you John Filloramo

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Enclosures

1. Attorney Barry Carter to Water Pollution Control Authority  
2-3-2021
2. Sixth Amendment to Declaration of Gosekronns Square  
Business Center Condominium.
3. Reply to Attorney BARRY from Superintendent of Pollution Control  
Tony Mantre 3-17-2021
4. Osprey Associates 12-4-2017 to water Pollution Control  
Authority
5. Reply from Tony Mantre 1-5-2018