

Minutes for April 17, 2021, Special Meeting, Board of Assessment Appeals

The special meeting commenced at 9:00 a.m. in the Enfield Room with Donna Dubanoski, Chairman, present; Lori Longhi, member, John Unghire, member, present; and Victoria Rose, recording secretary, present.

Each party was duly sworn regarding each and every appeal.

Appeal No.1, Constantinos Constantinou, 359 Hazard Ave.

Appealing 359 Hazard Ave. for penalty and value. It's an old school owned since 2018 and has had challenges with Planning and Zoning. Scope of improvements takes time. The building is vacant. No income. Donna Dubanoski explained documentation needs to be presented. Lori Longhi stated for the record that she had appraised the property for foreclosure for the bank and would recuse herself for deliberations regarding the value. Donna Dubanoski stated the deadline is Thursday to present the documentation.

Appeal No. 2, Kenneth Daigneau, agent, BPP 142828

Ms. Capon has not done any business in four years and has a vacuum cleaner that has no value. Would like to have assessment removed.

Appeal No. 3, Shawn Decarish, BPP 144656

Had a DJ business but stopped doing it due to COVID.

Appeal No. 5, Michael Bernstein, BPP 140214, no show

Appeal No. 7, Robert Rousseau, Agent. BPP 144765

Accountant prepared but could not attend. Would like the penalty removed. He stated the declaration was sent in, but the Assessor's office did not receive the declaration. Was filed in 2018 and 2019. Wants the exemption applied and the penalty removed. The business is Preferred Display with is now closed in Enfield.

Declaration given to Board.

Appeal No. 6, Kris Friedl, BPP 144949

Presented declaration and would like the assessment reduced. Only has \$400 worth of equipment and the business is now closed. Open in another name

Appeal No. 8, Aden Aden, BPP 145229

Appealing assessment on business on Pearl St. First family business and didn't know about assessment It's a convenience store. Didn't know assessed on equipment used for the business. He purchased the equipment at Restaurant Depot and not taxed in the store Paper had numbers on it and wants to know where it comes from. Donna Dubanoski stated the assessor estimates the assessment with like convenience stores. Lori Longhi asked if he purchased the equipment new or if it came with the store. He stated they were purchased new. Blank declaration given to him and he stated he would return it. Donna Dubanoski stated to return by Thursday at 4:00.

Appeal No. 9, Darrell Nieroda, Supplemental MV, no show

Appeal No. 11, Charles Tran, BPP 141992, no show

Appeal 12, Carl Landolina, Time Kearcher, and Bill Harju, Agents, 555 Taylor Rd.

Appealing assessment of 555 Taylor Rd. Handouts presented to the Board. Stated it is the old Lego Campus. Last reval was 10/1/2016 and the new one is coming this fall. Two transfers sale dates for 99 Print Shop, 221 Moody Rd., 300 Shaker Rd 100 Print Shop Rd. and 555 Taylor Rd. 221 Moody Road sold in June of 2020 for \$775,000 and the value for the 10/1/2016 Reval was \$829,660. 555 Taylor Rd sold for 1,850,000 and the value for 10/1/2016 was 6,924,843.

All were appreciated except 555 Taylor Road.

555 Taylor Road is the first stand-alone arms length transaction and needs substantial infrastructure work. The bathroom recently flooded, and the building is vacant. Donna Dubanoski stated she worked there for ten years. CL stated feels FMV should be closer to 1.8 million maybe higher but not more than two million. Two folks were interested, and they were the higher bidder. There are wetlands also and functional obsolescence.

Appeal 14, Brent Morin, BPP 145075

First time filled out for the values are off. Did not submit form by November 1. Submitted declaration with appeal to the Board.

Discussion held with Board to cancel the meeting scheduled for April 21, Wednesday.

Victoria Rose stated one hearing was rescheduled to Thursday, April 22, 2021.

John Unghire made a motion to adjourn the meeting at 1:30 Lori Longhi seconded the motion. The motion carried 3-0-0.