

**Town of Groton  
Board of Assessment Appeals  
October 1, 2008 Grand List  
March 20, 2009 Session Minutes**

The Board of Assessment Appeals met on Friday, March 20, 2009 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and James Mitchell. The meeting was called to order at 1:10 p.m. by the chairman. The board heard appeals for the October 1, 2008 Real Estate and Personal Property grand lists, as well as the 2007 Real Estate New Construction prorated bills and 2007 Motor Vehicle Supplemental Grand List. Deliberations were made for previously heard appeals from the meetings on previous meetings in March.

Property Owner: Richard & Ampara Ervin, 364 Flanders Rd, Mystic CT  
 Property Location: 364 Flanders Rd, Pin# 260914430096  
 Board Decision 3/20/09: Stevens made a motion for no change in value. Mitchell seconded the motion and it passed.  
 R2008 Acct# 303409 Orig. Assmt: \$192,080  
 Mailed Date: 3/23/09

Property Owner: Muhammad Khatibkhan, 81 Poquonnock Rd, Groton CT  
 Personal Property: Fox Fuel, 81 Poquonnock Rd  
 Stop N Save, 81 Poquonnock Rd  
 Board Decision 3/20/09: Stevens made a motion to accept the business personal property declarations provided by the owners as submitted, and change the assessments accordingly. Mitchell seconded the motion and it passed.  
 P2008 – Fox Fuel: Acct# 201133 Orig. Assmt: \$262,010 Adj. Assmt: \$70,183  
 P2008 – Stop N Save: Acct# 201132 Orig. Assmt: \$20,750 Adj. Assmt: \$69,816  
 Mailed Date: 3/23/09

Property Owner: EDH, Inc. dba Tee's Plus, Bill Wallis, CFO  
 Personal Property: 1425 Gold Star Hwy, Groton  
 Board Decision 3/20/09: Mitchell made a motion to accept the business personal property declaration provided by the owners as submitted to the board. Stevens seconded the motion and it passed.  
 P2008 Acct# 200687 Orig. Assmt: \$1,251,180 Adj. Assmt: \$575,875  
 Mailed Date: 3/23/09

Property Owner: Ebadath Chowdhury, 441 Long Hill Road, Groton CT  
 Property Location: Ambia Rakib LLC, Quiznos Sub.  
 Board Decision 3/20/09: Mitchell made a motion to accept the business personal property declaration provided by the owners to the board. Stevens seconded the motion and it passed.  
 R2008 Acct# 200106 Orig. Assmt: \$234,510 Adj. Assmt: \$191,720  
 Mailed Date: 3/23/09

Property Owner: A/Z Corporation, P O Box 370, N Stonington CT  
 Personal Property: A/Z Corporation @ Electric Boat, Eastern Point Rd  
 Board Decision 3/20/09: Stevens made a motion for no change, which was seconded by Mitchell and passed.  
 P2008 Acct# 200160 Orig. Assmt: \$30,280  
 Mailed Date: 3/23/09

Property Owner: Danis Enterprises, Lori & Norman Danis, owners  
 Personal Property: dba James Laundromat  
 Board Decision 3/20/09: Stevens made a motion to accept the business personal property adjusted net assessments as provided. Mitchell seconded the motion and it passed.  
 P2005 Acct# 200524 Orig. Assmt: \$15,080 Adj. Assmt: \$15,199  
 P2006 Acct# 200529 Orig. Assmt: \$15,140 Adj. Assmt: \$14,785  
 P2007 Acct# 200529 Orig. Assmt: \$15,080 Adj. Assmt: \$15,339  
 Mailed Date: 3/25/09

Property Owner: Terra Firma, John Chiangi, agent/owner  
 Personal Property: Stonington Services, LLC and Brand Dry Basements  
 Board Decision 3/20/09: Stevens made a motion to reduce the Brand Dry Basements to \$0 due to the business closing prior to October 2008, and to also change the assessment for Stonington Services LLC to \$66,220, after receiving a business personal property declaration from the owner. Mitchell seconded the motion and it passed.  
 P2008 Acct# 201931 Orig. Assmt: \$196,230 Adj. Assmt: \$66,220  
 P2008 Acct# 200100 Orig. Assmt: \$3,500 Adj. Assmt: \$0  
 Mailed Date: 3/23/09

Property Owner: Maureen Lage & Michael Treglia, 120 Anchorage Cir, Groton  
 Property Location: 120 Anchorage Circle, Pin# 260706297358  
 Board Decision 3/20/09: Stevens made a motion to change the influence factor on land from -15% to -25%. Mitchell seconded the motion and it passed.  
 R2008 Acct# 311324 Orig. Assmt: \$621,180 Adj. Assmt: \$571,760  
 Mailed Date: 3/23/09

Property Owner: H. Paul & Beatrice Reynolds, 112 Anchorage Cir, Groton  
 Property Location: 112 Anchorage Circle, Pin # 260706298454  
 Board Decision 3/20/09: Stevens made a motion to change the influence factor on land from -15% to -25%. Mitchell seconded the motion and it passed.  
 R2008 Acct# 309307 Orig. Assmt: \$671,510 Adj. Assmt: \$621,040  
 Mailed Date: 3/23/09

Property Owner: Barbara Poirier, 239 Cedar Rd, Mystic, rep. by Raymond Poirier  
 Property Location: 239 Cedar Rd, Pin# 260816937913  
 Board Decision 3/20/09: Stevens made a motion to change the grade of the dwelling from A- to B+. Mitchell seconded the motion and it passed.  
 R2008 Acct# 308941 Orig. Assmt: \$980,840 Adj. Assmt: \$913,640  
 Mailed Date: 3/23/09

Property Owner: John J. Gordon & Kelly Siobhan, 5 Godfrey St, Mystic CT  
Property Location: 5 Godfrey St, Pin# 261918219882  
Board Decision 3/20/08: Stevens made a motion to change the lot size to .37 and to change the dwelling bath counts to 2 full baths from 2.5 baths. Mitchell seconded the motion and it passed. Stevens withdrew the original motion. Mitchell seconded that and it passed. The substitute motion made by Stevens is to reduce the land value by 12% to account for the right-of-way disputed ownership, and also to change the dwelling bath counts from 2.5 baths to 2 full baths only. Mitchell seconded the motion and it passed.  
R2008 Acct# 305944 Orig. Assmt: \$310,240 Adj. Assmt: \$291,550  
Mailed Date: 3/23/09

Property Owner: Nader Salahi, 57 Quarry Dock Rd., Niantic CT 06357  
Property Location: 79 Gold Star Highway, Pin# 168912757008  
Board Decision 3/20/09: Stevens made a motion to change the second story area from storage to support area. Mitchell seconded the motion and it passed.  
R2008 Acct# 309723 Orig. Assmt: \$413,280 Adj. Assmt: \$383,040  
Mailed Date: 3/23/09

Property Owner: Michael & Camille Johnson, 8 Elm St, Mystic CT  
Property Location: 8 Elm St., Pin# 261918208567  
Board Decision 3/20/09: Stevens made a motion to change the dwelling grade from A+ to A; Mitchell seconded the motion and it passed.  
R2008 Acct# 305644 Orig. Assmt: \$726,880 Adj. Assmt: \$619,710  
Mailed Date: 3/23/09

A motion for adjournment was made by the chair at 4:05 p.m; Mitchell seconded the motion and both members voted in agreement.

Respectfully submitted,

Mary Gardner  
Asst. Assessor  
Clerk to board