

**Town of Groton
Board of Assessment Appeals
October 1, 2009 Grand List
March 9, 2010 Session Minutes**

The Board of Assessment Appeals met on Tuesday, March 9, 2010 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and James Mitchell. The meeting was called to order at 1:00 p.m. by the chairman. The board heard appeals for the October 1, 2009 Real Estate and Personal Property grand lists, as well as the 2008 Real Estate New Construction prorated bills and 2008 Motor Vehicle Supplemental Grand List.

Property Owner: Dee Cheshire, owner
 Personal Property: dba Cee Dee Septic, 268 Flanders Rd, Mystic
 Board Decision 3/15/2010: Parfitt made a motion for no change in value. Stevens seconded the motion, and both Stevens & Parfitt voted to support the motion. Mitchell voted against the motion. Motion passed.
 P2009 Acct# 200409 Orig. Assmt: \$110,360
 Mailed Date: 3/16/2010

Property Owner: Roger Frattali, owner
 Personal Property: dba Airport Park Enterprises, Leonard Drive
 Board Decision 3/15/2010: Mitchell made a motion to change the full value of the machines from \$26,260 to \$14,450. Stevens seconded the motion and it passed with a unanimous vote.
 P2009 Acct# 200776 Orig. Assmt: \$18,380 Adj. Assmt: \$10,100
 Mailed Date: 3/16/2010

Property Owner: CT Motel Developers, Terence Wong, owner
 Personal Property: dba Super 8 Motel of Groton, 173 Route 12, Groton
 Board Decision 3/19/2010: Stevens and Mitchell were present for the deliberations. Stevens made a motion to reduce the assessment for furniture, fixtures and equipment to \$121,840 and penalty to \$30,460 for a net assessment of \$152,300 with information that was provided to the board. The motion passed.
 P2009 Acct# 200540 Orig. Assmt: \$497,310 Adj. Assmt: \$152,300
 Mailed Date: 3/22/2010

Property Owner: Amaral Brothers Inc., Paul Amaral owner
 Personal Property: dba Dominos Pizza, 551 Route 12
 Board Decision 3/9/10: Mr. Amaral provided a completed declaration to the board. Stevens made a motion to change the assessment to \$45,860 plus the 25% penalty of \$11,460; Mitchell seconded the motion and it passed.
 P2009 Acct# 200107 Orig. Assmt: \$104,380 Adjusted Assmt: \$57,320
 Mailed Date: 3/16/2010

Property Owner: NE Cycle Works, Inc., Jeffrey Welcome, owner
 Personal Property: dba NE Cycle Works Inc, 661 Gold Star Hwy, Groton
 Board Decision 3/9/10: Using the completed personal property declaration provided with the appeal application, the board reduced the assessment to \$42,640 plus 25% late filing penalty of \$10,660. Stevens made a motion to accept the declaration as filed, and Mitchell seconded with a vote that passed.
 P2009 Acct# 201398 Orig. Assmt: \$92,340 Adj. Assmt: \$53,300
 Mailed Date: 3/10/2010

Property Owner: CBS Outdoor Inc., Joseph Esparro, Real Estate rep.
 Personal Property: dba CBS Outdoor Inc., various billboards
 Board Decision 3/19/2010: Only Stevens and Mitchell were present for the deliberation. Stevens made a motion for no change in value, which failed for a lack of a second. Mitchell made a motion for full value of \$83,500, which also failed for lack of a second. Since there is no successful motion and the board is at an impasse, the value remains unchanged.
 P2009 Acct# 200382 Orig. Assmt: \$239,150
 Mailed Date: 3/22/2010

Property Owner: Milton C Beebe & Sons Inc, Natalie Jurkovics, rep.
 Personal Property: Milton C Beebe & Sons Inc., const equip at airport
 Board Decision 3/19/2010: Mitchell and Stevens were the only members present during deliberation for this account. Stevens made a motion to adopt the value of the construction equipment as declared to the board as \$302,070 and penalty to \$75,520 for a net assessment of \$377,590. The motion passed with Mitchell's second and affirmative vote.
 P2009 Acct# 201316 Orig. Assmt: \$689,990 Adj. Assmt: \$377,590
 Mailed Date: 3/22/2010

Property Owner: Wyman Gordon Co Inc., Atty. Paul Dorsi, rep.
 Property Location: 689 Poquonnock Rd, Pin # 169809175029
 Board Decision 3/19/2010: Stevens made a motion to change from income to cost on this account, making the full value \$2,971,500. Mitchell seconded the motion, and since only these two members were present during the deliberations, the motion passed.
 R2009 Acct# 312304 Orig. Assmt: \$2,455,320 Adj. Assmt: \$2,080,050
 Mailed date: 3/22/2010

Property Owner: Jack Gosselin, owner
 Personal Property: dba Gosselin Associates, 47 Water Street, Mystic
 Board Decision 3/19/2010: Only Mitchell and Stevens were present during the deliberations on the date of the decision. Since a personal property declaration was provided to the board, Stevens made a motion to reduce the assessment \$830 and penalty to \$210 and the motion passed.
 P2009 Acct# 200857 Orig. Assmt: \$9,780 Adj. Assmt: \$1,040
 Mailed Date: 3/22/2010

Property Owner: Noank Valley Cemetery Assoc., Deborah Bates, Treasurer
Property Location: 53 Elm Street, Pin # 260820811067
Board Decision 3/9/2010: Stevens made a motion to reinstate the tax exempt status upon receipt of the \$35 late filing fee and the M3 Tax Exempt Return. Mitchell seconded the motion and it passed.
R2009 Acct# 308205 Orig. Assmt: \$295,820
Mailed date: 3/10/2010

Property Owner: Brian Mohr, owner
Personal Property: dba JT4x4, 275 Michelle Lane Apt. 306
Board Decision 3/9/2010: Stevens made a motion to remove the assessment fully. Mitchell seconded the motion and it passed.
P2009 Acct# 201336 Orig. Assmt: \$4,410 Adjusted Assmt: \$0
Mailed Date: 3/10/2010

Property Owner: Guy Fucci, CEO
Personal Property: dba Lighthouse Vending LLC, various locations
Board Decision 3/9/2010: Stevens made a motion to reduce the assessment for the three vending machines to \$7,035 and the 25% penalty to \$1,750. The motion was seconded by Mitchell and passed.
P2009 Acct# 201183 Orig. Assmt: \$11,480 Adjusted Assmt: \$8,785
Mailed Date: 3/10/2010

A motion for adjournment made by the chair at 5:17 p.m. Mitchell seconded the motion and both members voted in agreement.

Respectfully submitted,

Mary Gardner
Asst. Assessor
Clerk to board