

March 29, 2022

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 29, 2022

MINUTES

The Tuesday, March 29, 2022 special meeting of the Wallingford Board of Assessment Appeals was held in room 315, Town Hall Municipal Building, and 45 South Main Street, Wallingford, Connecticut.

In attendance were Thomas Vitali – Board Chairman, Carl Bonamico – Board Member, Robert Avery- Board Member, Kevin Coons – Town Assessor, Rhonda Caswell – Property Appraiser, and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:00 PM. The Pledge of Allegiance to the flag was recited.

Appointments were scheduled for each appellant and each appellant was sworn in before giving testimony. The entire Board heard each individual appeal. A decision was made by the Board and said decision will be sent in writing from the Assessors Office to each appellant within approximately one week.

The determination of appeals is based on the doings of the Wallingford Assessor on the Grand List dated October 1, 2021.

Chairman Vitali stated an amended consent agenda was presented to the Board and asked why it was amended.

Rhonda stated once the adjustments were put into the computer, she noticed there were errors and did not reflect the penalties. Rhonda continued, saying what the Board was seeing was a reflection of the actual corrections that were made, including penalty.

Mr. Bonamico made a motion to accept the amended corrections on the consent agenda. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-005	112 Putter Dr Unit 617	Assessed Value \$ 79,200
APPEAL 2021-006	1162 South Curtis St	Assessed Value \$ 204,700
APPEAL 2021-007	63 Putter Dr Unit 113	Assessed Value \$ 85,400

APPEAL 2021-008	85 Putter Dr Unit 317	Assessed Value \$ 79,200
APPEAL 2021-009	53 Putter Dr Unit 608	Assessed Value \$ 79,200
APPEAL 2021-010	80 Cheshire Rd	Assessed Value \$255,000
APPEAL 2021-011	86 Pond Hill Rd	Assessed Value \$ 199,000

Real Estate

Joseph W Drexler Jonathan M Shapiro ESQ of Aeton Law Partners LLP

DBA - Residential Management Services Inc.

Chairman Vitali stated the Board took the packets home from the last meeting. The Board had all reviewed it and it was reviewed by the Assessors Office. If the Board members were able to reach out and find information on Isaiah 61:1, Inc. Vs Bridgeport Connecticut and the Rainbow Housing Corporation Vs Town of Cromwell, they did. Chairman Vitali stated that possibly, if the information was in their hands sooner, it could have been used for research and recommendations. Chairman Vitali asked each Board member to talk about what they read and their feelings on the matter.

Mr. Avery stated he went over everything as best as he could understand.

Mr. Bonamico stated the appellant provided a very compelling case and they were very thorough. He stated the appellant did an excellent job in helping him make a decision.

Chairman Vitali stated that looking through everything, the appellant backed up what RMS is, a non-profit charity for the State of Connecticut. Chairman Vitali stated that again, the Board members were not lawyers, but they had gained enough and seen enough and were going to vote on all the appeals.

APPEAL 2021-005	112 Putter Dr Unit 617	Assessed Value \$ 79,200
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Mr. Bonamico made a motion to accept and approve the application for tax exempt status. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-006	1162 South Curtis St	Assessed Value \$ 204,700
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Mr. Bonamico made a motion for RMS to accept and approve the application for tax exempt status. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-007

63 Putter Dr Unit 113

Assessed Value \$ 85,400

Mr. Bonamico made a motion for RMS to accept the application and approve the application for tax exempt status. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-008

85 Putter Dr Unit 317

Assessed Value \$ 79,200

Mr. Bonamico made a motion for the acceptance and approval of the application for tax exempt status. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-009

53 Putter Dr Unit 608

Assessed Value \$ 79,200

Mr. Bonamico made a motion to approve and accept the application for tax exempt status. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-010

80 Cheshire Rd

Assessed Value \$255,000

Mr. Bonamico made a motion to accept and approve the application for tax exempt status for RMS. Seconded by Mr. Avery and passed unanimously.

APPEAL 2021-011

86 Pond Hill Rd

Assessed Value \$ 199,000

Mr. Bonamico made a motion to accept and approve the application for tax exempt status for RMS. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

Chairman Vitali stated the Board would vote on the remaining minutes in September.

Chairman Vitali said that this was Mr. Averys last meeting and he would be leaving. Both Chairman Vitali and Mr. Bonamico expressed their well wishes for Mr. Avery.

At 6:16 PM, Mr. Bonamico made a motion to adjourn the meeting. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals