

BOARD OF ASSESSMENT APPEALS
MINUTES

DATE: March 18, 2026

MEMBERS PRESENT: Cleve Fuessenich, Gayle Carr, Jesse Nivolo

Meeting called to order at 5:45 p.m.

Motion by Gayle Carr to appoint Cleve Fuessenich as Chairman of the Board. Motion seconded by Jesse Nivolo. All votes in favor.

Motion by Cleve Fuessenich to appoint Gayle Carr as Secretary of the Board. Motion seconded by Jesse Nivolo. All votes in favor.

Meeting recessed at 5:50 p.m.

Meeting reconvened at 6:00 p.m.

Meeting adjourned at 9:10 p.m. upon Motion by Gayle Carr.

Appeals from the parties listed below were addressed.

Name: Louis DeBourbon

Property: 6 Hawthorne Court

Appraisal: \$517,420

Action: No action taken. Appellant was provided an opportunity to obtain an appraisal so that the Board would have a clearer basis upon which to formulate their opinion given the differences in the effective age and building condition between his property and the comparables which he presented.

Name: Compass Stoneworks LLC by Sarah Kathryn Fenn, Agent

Property: Inventory located at 607 Bantam Road

Assessment: \$10,000

Action: No property owned by Compass Stoneworks LLC is kept in Bantam facility. Any taxes owed is declared by the business at their headquarters in Wolcott. Assessment adjusted to \$0. All in favor.

Name: Kathleen White

Property: Contents of massage office business

Assessment: \$7190

Action: Appraised value changed to \$450. Assessment to be set by assessor. C. Fuessenich and J. Nivolo in favor. G. Carr abstained.

Name: EZ Outdoor Services by Edward Zawislak

Property: Tools of business

Assessment: \$5040

Action: Appraised value changed to \$900. Assessment to be set by assessor. All in favor.

Name: Rich Nelson Builder LLC by Rich Nelson

Property: Property subject to a mechanics tools exemption

Action: Mechanics Tools exemption of \$500 shall apply. All in favor.

Name: Tracey Ebner Bushey and Richard Bushey

Property: Old Mount Tom Road

Action: If it is within the authority of the Board of Assessment Appeals to restore their open space designation without lapse, the Board unanimously supported the restoration of the designation.

Name: Austin Peluso

Property: 137 Buell Road

Action: No change to assessed or appraised value. But the assessor is directed to correct its records to indicate that the land is 1.187 acres, not the 1.69 acres at which the property is being appraised.

Name: Kimberly Fischer and Edward Fisher

Property: 114 North Lake Street

Appraised: \$292,750

Action: No action. Owners were provided the opportunity to obtain an appraisal to provide a basis for the adjustment in the property value.

Name: Kimberly Fischer and Edward Fisher

Property: 108 North Lake Street

Appraised: \$727,960

Action: No action. Owners were provided the opportunity to obtain an appraisal to provide a basis for the adjustment in the property value.

Name: Jason Basti by Thomas Basti

Property: 1243 Bantam Road

Appraised: \$396,910

Action: No change in value. All in favor.

Name: Erik Koniger

Action: Appellant did not appear. No change.

Name: Litchfield Country Club by Jeff Maddox and Tammara McMahon

Property: Personal Property of the Country Club. Issue: Penalty issued for late filing.

Action: Board gave appellant opportunity to provide legal authority for the proposition that the Board was empowered to change the statutorily set penalty.

Gayle C. Carr, Secretary