



**TOWN OF WINCHESTER**  
**Board of Assessment Appeals**  
Town Hall, 338 Main Street, 2<sup>nd</sup> Floor – P. Francis Hicks Room  
March 12, 2022 – 9:00AM  
Meeting Minutes

**1. CALL TO ORDER:**

Chairman John Herman called the meeting to order at 9:00AM.

**2. ROLL CALL:**

Roll call was completed by John Herman. Present at the meeting in addition to him were Jackie Mulvey, Joel Stewart, and Alternate Troy LaMere.

Also present were Assessors Cory Iacino and Jill Healey.

**3. APPLICATIONS:**

**A. (Real Estate) - Poole, Michelle 147 Tarringford Street – Map 034, Block 158, Lot 001B.**

Michelle Poole, accompanied by her husband Timothy Poole, appeared before the board regarding this appeal. They were duly sworn in prior to providing testimony.

Ms. Poole reported that the Town was valuing the house at \$744K while their recent appraisal valued the house at \$640K. Ms. Poole noted that the amount the Town included was very close to the rebuild cost following the loss from the fire. Mr. Poole noted that many of the greater valued homes are at the lake, and he explained that theirs was not in that area.

Mr. Herman indicated that he had visited the site ahead of this meeting and took photos of the home. He had those photos on his cell phone and shared them with the board. The steep topography of the lot was noted.

**MOTION:** Ms. Mulvey, Mr. Stewart second, to reduce the true value of the house to \$640K; unanimously approved.

Prior to the review of the next application, Mr. LaMere reported having spoken to other attorneys regarding the decision of the Town's attorney Kevin Nelligan and they had relayed to him that Attorney Nelligan's guidance was only an opinion. There is no statute behind his guidance as they indicated that an alternate member can ask any questions but cannot vote, according to Mr. LaMere. He requested to be allowed an opportunity to pose questions to the appellants as he understood that he could not vote. Typically, questions can be put forth by alternate members up until a motion has been made and the seated members begin their deliberations, according to staff.

**B. (Personal Property) – Nichols III, Robert RHN Enterprises.**

Robert Nichols, III of RHN Enterprises appeared before the Board regarding this appeal. He was duly sworn in prior to providing testimony.

Mr. Nichols explained that he was an independent subcontractor but had no employees. He indicated that most of the work is for other companies and that he only owns smaller tools as he rents larger equipment such as tractors or woodchippers. Mr. Nichols indicated he had valued his tools less than the Town's value of \$16K to \$17K. Mr. Herman questioned whether Mr. Nichols had filed his personal property declaration. Mr. Nichols confirmed. Mr. Herman explained that if Mr. Nichols could complete the form today, it would be accepted.

Mr. LaMere questioned whether there were any photographs of Mr. Nichols' equipment. Mr. Nichols indicated that he did not. Mr. LaMere requested that he grab some as part of the filing.

The decision was deferred until Mr. Nichols returned later in the meeting. Just before the meeting adjourned, Mr. Nichols submitted his declaration form.

**MOTION:** Mr. Herman, Mr. Stewart second, to accept the total true value as \$5,200; unanimously approved.

The agenda was then modified to allow David LaPointe to follow up with the Board regarding his appeal that had been discussed earlier in the week on March 9, 2022.

Mr. Stewart and Ms. Mulvey recused themselves and vacated the meeting room.

Mr. LaMere was seated for this discussion.

Mr. LaPointe explained that he had received an exemption since 2006 for his veteran's status and a disability exemption. Since that time there were numerous revaluations which prompted him to question other assessors. Those assessors advised that there was a reval factor that, by statute, towns were obligated to give the veteran an increase upon revaluation, according to Mr. LaPointe.

Ms. Iacino explained that when a town has a revaluation, the figures must be submitted to OPM (Office of Policy and Management) to approve. If a municipality meets certain parameters, the reval factor comes into play with the base rate. She noted that it is a very different concept than granting an exemption.

Discussion ensued. The consensus was that the assessors would review the matter brought up by Mr. LaPointe regarding the reval factor in the past.

Mr. LaMere was unseated as Mr. Stewart and Ms. Mulvey returned to the meeting and rejoined the board.

**C. (Personal Property) - Rhoades, Charles Unregistered Vehicles and Construction Equipment 119 Rowley Street.**

Charles Rhoades, accompanied by his son Charles Rhoades, appeared before the board regarding this appeal. They were duly sworn in prior to providing testimony.

The elder Mr. Rhoades explained that he disagreed with the assigned values, explaining that the bucket truck was valued by the town at \$15K while he believed it to be worth \$500.

Mr. Herman noted that the first item he saw on the declaration was 29 trailers. Mr. Rhoades reminded the board that the trailers were discussed last year at which time they were adjusted to \$200. Mr. LaMere explained that he works as the Superintendent of Streets for Norfolk and as part of his job, he looks for these types of trailers for storage and that he can't buy one for less than \$2K. Ms. Healey encouraged the Board to review the Minutes from last year's hearings, reminding them that Mr. Rhoades had indicated then that he would be getting rid of the trailers. Mr. Rhoades explained that he had other things to do. Mr. Herman questioned whether he had gotten rid of any of the trailers yet. Mr. Rhoades indicated that he had not. Mr. Herman questioned his plans for getting rid of them. Mr. Rhoades noted that he would be getting rid of them in the summer.

The Board reviewed each item on the declaration.

Ms. Healy explained that there had been an extension granted to get the list, but the Assessors' office had never received it until the application was filed in February. She noted that with the last two vehicles listed as scrap, the Assessors are obligated to carry the value as of 10/1. She noted that the last two vehicles identified as scrap were taken care of in December. Mr. LaMere opined the appellant's values to be on the low side. He cited the 1995 CAT 928 with 4000 hours is likely worth double what had been carried. Mr. Rhoades explained that the fair market value was created by a dealer. Mr. LaMere disagreed, countering that the price of

equipment is so high and can be sold at a good price. Mr. Herman questioned Mr. LaMere's opinion on the 320 excavator. Mr. LaMere noted that it had 2000 hours and that it was definitely undervalued with what was being put forth. He supported the value assigned by the Assessors, \$35K, as being more in the ballpark. The two International tractors could easily be sold for \$3K each, according to Mr. LaMere.

The board then reviewed the Town's list one by one. The board decided the following: trailers adjusted to \$200 each for a total of \$5800, Ford 350 adjusted to \$500, CAT928 adjusted to \$22K, 1972 Mack truck was adjusted from \$15K to \$500, box truck was adjusted to \$500, Dump truck Paystar adjusted to \$500, excavator was adjusted to zero, two dump trucks adjusted to \$500 each for a total of \$1K, CAT320 excavator adjusted to \$28K, Land Rover adjusted to \$100, International 1100 (reflected as Ford Pickup by Assessor) adjusted to \$500, Ford Explorer adjusted to \$100, Ford plow truck adjusted to \$500, Lincoln Navigator adjusted to \$500, Ford Ranger kept at \$500, F800 Bucket Truck adjusted from \$15K to \$1500, Mac Cab chassis adjusted to zero, Ford 150 adjusted to zero, dump truck adjusted to \$500, Mid to late 1960s John Deere loader adjusted to \$500; and John Deere tractor adjusted to zero.

**MOTION:** Mr. Stewart, Ms. Mulvey second, to reduce the total value from \$312,600 to \$63,500; unanimously approved.

**D. (Personal Property) - Gillotte, Sheri Sheri's Country Home/Estate Services.**

Sheri Gillotte of Sheri's Country Home/Estate Services appeared before the board regarding this appeal. She was duly sworn in prior to providing testimony.

Ms. Gillotte explained that she started a business a couple of years ago where she maintains peoples' perennial gardens and odd jobs such as house cleaning. She noted that she uses supplies of her customers. Mr. Herman explained that if any type of business is being run, the Town presumes a minimum assessment of \$500. Ms. Gillotte questioned what she does to not have a business anymore explaining that she doesn't advertise and has no filing with the Secretary of State. It was later noted that Ms. Gillotte's business was discovered through business cards that she had.

**MOTION:** Mr. Herman, Mr. Stewart second, to deny the appeal of Sheri Gillotte of Sheri's Country Home/Estate Services; unanimously approved.

**E. (Personal Property) - Spiridonakos, Andreas Spiridonakos, Andreas - Payment Protection Program Loan.**

Andreas Spiridonakos of Andreas Payment Protection Program appeared before the board regarding this appeal. He was duly sworn in prior to providing testimony.

Mr. Spiridonakos indicated that he was unaware why he was at the meeting, explaining that he had received a bill for \$2K. Ms. Iacino explained that this business was picked up through the Payroll Protection Program as the list of recipients that benefited from this federal program was public and the business was listed as a sole proprietor at 202 Coe Street. She indicated that she sent out a personal property declaration form which had not been returned.

Mr. Herman questioned what type of business the appellant had. Mr. Spiridonakos provided him with a document and a business card. Mr. Herman noted an audit showed no violations of the business, a customs and border protection. Mr. Herman questioned whether the business was in New Jersey. Mr. Spiridonakos reported inspecting petroleum and oil shipments. He explained that he reports to the government on shipments and that the license for the company is not for himself but instead for his facility. He explained that he only weekends in Winchester. Mr. Spiridonakos noted that in March of 2020, due to the pandemic, the ports of New York were shut down and the imports of oils were shut down. He explained that he had seven personnel at the New York facility and that he had applied for the payroll protection.

Mr. Stewart surmised that the appellant had filed for the program utilizing the Winchester address because he could not go to the business address.

**MOTION:** Mr. Herman, Ms. Mulvey second, to remove the business from the assumption that it is a Connecticut business; unanimously approved.

**F. (Personal Property) - Eichner, William and Deborah Winchester Excavating Company.**

William Eichner and Deborah Eichner of Winchester Excavating Company appeared before the board regarding this appeal. They were duly sworn in prior to providing testimony.

Ms. Eichner explained that she had received a notice that their personal property would rise from \$13,650 to \$44,300. In inquiring on the personal property, Ms. Eichner explained that they were protesting a 1980 John Deere loader that had been listed with a market value of \$5K but were told it was worth \$28,275. Mr. Eichner reported that they had been advised that the reason for the increase is because the older machines are easier to work on. Mr. LaMere agreed with that position. Ms. Eichner reported having consulted with a dealer, the W. M. Clark Company out of Wallingford, who had estimated a lesser value. Mr. Eichner reported the front windshield as cracked and the tires being only at 30% to 35%. Mr. Eichner also pointed out that the hourmeter is broken.

**MOTION:** Mr. Herman, Mr. Stewart second, to reduce the full value to \$14K; unanimously approved.

**4. ADJOURN:**

The meeting adjourned at 10:53AM.

**Respectfully submitted,  
Pamela A. Colombie  
Recording Clerk**