

**BOARD OF ASSESSMENT APPEALS**  
**April 5, 2016**

The Board of Assessment Appeals met on Tuesday, April 5, 2016. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 6:30 p.m.

The following appeals were heard:

**Broad Street Kitchen & Coffee LLC – Personal Property**

Thomas Messina appeared before the Board. Mr. Messina failed to fill out his personal property form. He completed an itemized list and submitted it to the Board.

**RPE Waste Services – Personal Property**

Hope Varone appeared before the Board. Ms. Varone stated that the same dumpster is never on the property for more than thirty days. The dumpsters are removed when filled and a new dumpster is put on the property. She said if a dumpster is on the property for more than thirty days, they charge rent.

Decision: The Board voted unanimously to delete the account.

**Whittaker Technical Products Inc. – 82 Mechanic Street**

Ronald Kisner appeared before the Board. Mr. Kisner stated that this is an old building and produces no income. The only income from the property is rent from a cell tower. The building is old and run-down. There is also ground contamination and remediation will probably cost about a half million dollars. They hope to start the remediation soon.

**Dodson Boatyard Sail Service – Personal Property**

Peter Lasky represented Dodson's Boatyard. They rented 35 Campground Road but the lease was over in August 2015. Dodson's Boatyard did not buy all the equipment at the location. They paid \$8,700 for the equipment; the previous owner kept some of the equipment previously located at this location. Dodson's Boatyard removed all of the equipment they owned to Rhode Island location in July 2015.

Decision: The Board voted unanimously to delete the account.

**Rugh, Dwaine & Karen – 21 Jeremy Hill Road**

Mr. Rugh appeared before the Board. Mr. Rugh submitted an estimate of the cost of materials for the finished basement. The basement was finished at the time he purchased the property. Due to an error in the Assessor's records, it was omitted from previous years assessment and has been added for the 2015 list. There is no finished attic so he uses the finished basement for storage.

Decision: The Board voted unanimously to deny the petition.

Callanish LLC – 3,11,18 and 31 Main Street

Tom Briggs appeared before the Board. Hurricane Sandy and the severe flood damage to the first floor of the mill has caused a stigma for the rental of units on the first floor. The rent they are able to acquire has dropped significantly since the 2012 revaluation. They are trying to rectify the rental vacancy by renovating to smaller rental spaces. Mr. Briggs submitted tenant and income statements for the properties.

Hartley, Kazumi – 230 Jerry Browne Road

Mr. and Ms. Hartley appeared before the Board. They submitted an appraisal for the property used when the property was purchased. They based their appeal on the price they paid for the property and the submitted appraisal.

Decision: The Board voted unanimously to deny the petition.

Crowley, David – 20 Sherwood Drive

Mr. Crowley appeared before the Board. Mr. Crowley purchased the property in 2010. At that time neither the lawyer nor the realtor told him he would have to pay taxes on the 1/33 interest of the open space. He feels the open space adds no value to his property. He stated he can't use the property. It is in terrible condition due to the recreational vehicles that people ride on the property. He stated that the public uses the property so he shouldn't have to pay taxes on it.

Decision: The Board voted unanimously to deny the petition.

Connelly Law Offices Ltd. – Personal Property

R. J. Connelly III appeared before the Board. This account is for a law office that was shared with another law office and another business. All they owned was a desk and a chair. They left this location as of December 31, 2015 and moved to a new location at 60 Willow Street Mystic.

Decision: The Board voted unanimously to deny the petition.

O'Rourke Excavation Services – Personal Property

Mr. O'Rourke appeared before the Board. Mr. O'Rourke submitted a copy of the lease for the excavator. The lease started after October 1, 2015. He paid \$1,600 seven or eight years ago for the unregistered trailer he owns. He uses a laptop for his business which he bought in 2015 for \$400. The unregistered truck located at the Mystic Little League property is now registered.

Decision: The Board voted unanimously to change the assessment to \$26,923 plus a failure to file penalty of \$6,731 for a total assessment of \$33,654.

A Greener Perspective – Personal Property

Israel Bowyer and Joe Zonfrilli appeared before the Board. They submitted a list of the equipment they own.

Decision: The Board voted unanimously to change the assessment to \$2,359 plus a failure to file penalty of \$590 for a total assessment of \$2,949.

Bickford, Bonnie – Personal Property

Ms. Bickford submitted pictures of the unregistered Dodge Dakota. The frame of the truck is cracked and very rusty. They do not feel that the truck can be repaired. The engine will start but does not stay running for any length of time.

Decision: The Board voted unanimously to delete the account.

The minutes for the September 12, 2015 meeting were accepted as read.

Rodney Pont and Yellow Pepper LLC did not appear for his appointments.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Betty Richards".

Betty Richards  
Secretary