

**Minutes of Board of Assessment Appeals Meeting**  
**Meeting Room A of the Clifford J. Hurgin Municipal Center**  
**1 School St. Bethel, CT 06801**

**March 29, 2023**

Present: Bruce Cornwell, Bobbi Lyon, Katie Jordan and Elizabeth Hirt, Assessor

Absent: None

The meeting was called to order at 8:00AM by chairman Bruce Cornwell

**Old Business:**

The minutes of the meeting on March 27, 2023 were presented. Bruce Cornwell moved to accept the minutes. Katie Jordan seconded. All were in favor. Minutes were approved as presented.

Bruce Cornwell moved that Bobbi Lyon start taking minutes until Nora Kelley arrives. Katie Jordan seconded. Motion passes.

**New Business:**

The following appeals already heard were deliberated:

**Jim McNichol – 1 Budd Dr.** Due to the Frontier easement on his property the appraised value will be changed from \$421,400 to \$387,400. Bruce Cornwell moved to accept this change. Katie Jordan seconded. All were in favor. Motion passes.

Respectfully submitted,  
Barbara (Bobbi) Lyon  
Secretary, Board of Assessment Appeals

TOWN CLERK  
BETHEL, CT.

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**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 9, 2023, were deliberated:

**Robyn Manere-47 Sunset Hill Road**-Recommendation for no change to the assessment since the appellant did not show for the scheduled hearing. Katy Jordan motioned to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**John Cipot-44 Walnut Hill Road**- Recommendation to change grade to C and condition to Fair. The new assessment is \$212,030. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Joseph H. Schaad III-11 Mansfield Street**-The Board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Raymond J Bergmann, III-12 Sharon Court**-Recommendation to remove fireplace and change grade to C+. The new assessment is \$247,170. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Christopher Carman-137 Codfish Hill Road**-- Recommendation to adjust grade of deck to D, remove shed and (-2%) for economic function due to Radon maintenance. The new assessment is \$382,900. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Frank Hislop-5 Evergreen Drive**--Recommendation to change CDU to average. The new assessment is \$251,510. Katy Jordan made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**G&L Carpentry LTD-11 A&B Henry Street**-Recommendation to change valuation method from cost approach to income approach. The new assessment is \$478,100. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Frans Van-Vliet-23 Nashville Road Ext**- Recommendation to change original house grade to C+, addition to B+ grade and deck to year built 2005 . The new assessment is \$358,330. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Timothy Bott-23 Meckauer Circle**- Recommend for no change to assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Alisa Lengel-45 Highland Avenue**-The board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 15, 2023, were deliberated:

**John Niekirk-59 Walnut Hill Road-**The Board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon motioned to accept. Katy Jordan seconded. All in favor. Motion passed.

**Ian Beaver-4 Gabriella Court-** Recommendation to correct finished basement square footage. The new assessment is \$705,180. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Yosef Lax-36 Aunt Patty's Lane West-** Recommendation for adjustment to shape/size (-10%) on land value. The new assessment is \$693,420. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Kenneth McGinis-18 High Street-**Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Gary Raymond-35 Hawleyville Road-** Recommendation to change finished attic to unfinished attic. The new assessment is \$500,640. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**John and Josephine Simko-4 Windaway Road-**The Board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Amy Davenport-5 High Lake Drive-**Recommendation to change effective year due to age of remodel. The new assessment is \$484,960. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Kenneth Hughes-7 Ravencrest-** The Board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon motioned to accept. Katy Jordan seconded. All in favor. Motion passed.

**Pradeep and Silpi Das-19 Redwood Drive-** Recommend to remove shed and change sq footage of deck. The new assessment is \$500,640 Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Charlene Agurs-3 Evergreen Drive-**Recommendation to change the CDU to average, the deck grade to C-, the shed grade to poor and an economic adjustment for design and condition. The new assessment is \$267,330. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Christopher Heron, Jr.-13 Barnum Court-** The Board reviewed the comps. Recommendation for no change to the assessment. Bruce Cornwell motioned to accept. Katy Jordan seconded. All in favor. Motion passed.

**Suleiman Chater-Hawleyville Road ( PAR ID 70 121 12)-** The Board reviewed the comps. Recommendation for no change to the assessment. Bruce Cornwell motioned to accept. Katy Bobbi Lyon seconded. All in favor. Motion passed.

**Robert Tripi-117 Dodgingtown Road-** Recommendation for no change to the assessment since the appellant did not attend the scheduled hearing. Bruce Cornwell motioned to accept. Katy Bobbi Lyon seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 16, 2023, Room B, were deliberated:

**Marilyn Timbers-28 Governs Lane-**The Board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon motioned to accept. Katy Jordan seconded. All in favor. Motion passed.

**John Mazzini-84 Great Hill Drive-** Recommendation for no change to assessment since appellant did not appear for the scheduled hearing. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Raymond Jackson-10 Dittmar Road-** Recommendation for adjustment to wetland on land value (-25%) and 1 story cathedral ceiling. The new assessment is \$306,670. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Christopher Spiller-34 Codfish Hill Road-** Recommendation for no change to assessment since appellant did not appear for the scheduled hearing. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed

**CironeFriedberg for Hollandia Nursery-Personal Property -**Recommendation to accept Manufacturing Exemption Forms for Personal Property Declaration. The new assessment is \$304,940. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Carlton Slink-Slinky's Painting-Personal Property--Withdrew application.** Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Thomas Wolff-55 Old Hawleyville Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**GRM Rentals, LLC-225 Greenwood Avenue-** Recommendation to change CDU to good. The new assessment is \$479,990. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Richard Maltas-8 Kingswood Drive-**Recommendation to change condition to average and an economic adjustment of (98). The new assessment is \$272,020.

**Terence Degiere-21 Katrina Circle-** Recommendation to change condition to average. New assessment is \$396,190. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Kenneth Ouellette- 64 Putnam Park Road-** Recommendation to change condition to fair and grade to B-. The new assessment is \$334,670. Katy Jordan made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 16, 2023, Room A, were deliberated:

**Tyler Gore-14 Highview Terrace-** Recommendation to remove half bath. The new assessment is \$334,040. Bobbi Lyon motioned to accept. Katy Jordan seconded. All in favor. Motion passed.

**Anthony Orrico-11 Grandview Avenue-** The Board reviewed the comps. Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Charles Gereg-16 Sand Hill Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Patrick Du Tertre Delmarcq-72 Wolfpits Road-** Recommendation to change the condition of deck grade to C+. The new assessment is \$596,050. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed

**Gary Valentine-20 Linda Lane-**Recommendation to change grade to C- and fair condition. with an economic adjustment of (3%) The new assessment is \$ 219,310. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Katarzyna and Piotr Kostyk 69 Nashville Road-**Recommendation to change grade to B due to roof line and CDU to average. The new assessment is \$375,830. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Kathleen Gribbin-23 Hoyt Road-**Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Sirkanth Desiraju-109 Chestnut Ridge Road-** Recommendation for no change to the assessment. Bruce Lyon made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Robert Jackson-26 Deepwood Road-**Recommendation to change assessment to \$193,900. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Joseph Cassella-64 Redwood Drive-**Recommendation to adjust (-3) for easement on land value. The new assessment is \$375,130. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.



**Linda Redamonti-1 B-Kingswood Drive-** Recommendation for no change condition to assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**James Dolan-6 Grandview Terrace-** Recommendation to change condition to fair apply a functional adjustment (94%). The new assessment is \$259,280. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

The following appeals already heard on March 18, 2023, Room A, were deliberated:

**155 Greenwood Avenue, LLC-155 Greenwood Avenue-**Recommendation for no change to the assessment. The appellant did not attend the scheduled hearing. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Eaton Aerospace LLC-2 Durant Avenue-Withdrew application-**Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**LHO Properties, LLC-18 Taylor Avenue-Withdrew application-**Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Bethel Health Care Realty, LLC-13 Parklawn Drive-**Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Marie-Anne Gajdosik-25 Long Meadow Lane-**Recommendation to change assessment to \$231,210. Katy Jordan made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Starr Road Realty, LLC-8 Francis J Clarke Circle-**Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**NEMCO Limited Partnership-124 Putnam Park Road-**Recommendation for no change to assessment. Appellant did not attend the scheduled hearing. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Michael Courtney-10 Cortland Drive-**Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Saawan Pathange-32 Starr Lane-**Recommendation to change assessment to \$675,920. Change deck and masonry patio to C+ and cost & Design (-5). Katy Jordan made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Klaus Hartmann-9 Whitney Road-**Recommendation to remove deck. New assessment is \$305,130. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**John Luhrs-11 Nashville Road Ext--**Recommendation for no change to assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**CJ Star Nail & Spa-106 Greenwood Avenue-Personal Property-**Recommendation to change assessment to \$72,490. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Olivia Hatt & Jacquelyn-10 Hudson Street-**Recommendation for no change to assessment. Katy Jordan made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Seven-Eleven Inc.-17 Stony Hill Road-Personal Property-**Recommendation for no change to the assessment. The appellant did not attend the scheduled hearing. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**AT&T Mobility-Personal Property-**Recommendation for no change to the assessment. The appellant did not attend the scheduled hearing. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Nicholas Jordan-22 Wolfpits Road-**Recommendation to change assessment to \$329,770. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Mazan Family, LLC-31 Hickok Avenue-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Andrew Bjornson-72 Codfish Hill Road-**Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Mahchera Alimova-22 Apollo Road-**Recommendation to change assessment to \$395,710. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 18, 2023, Room B, were deliberated:

**Christopher Rogers-3 Prospect Street-** Recommendation for no change to the assessment. Bruce Cornwell motioned to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Lawrence Scura-136 Rockwell Road-** Recommendation for no change to assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**David and Arlene Brown-41 Katrina Circle-** Recommendation for no change to assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

Bruce Cornwell made a Motion to adjourn for lunch at 12:05 pm. and return at 12:45 pm. Bobbi Lyon seconded. All in favor. Motion passed.

**Richard and Regina Watts-17 Old Hawleyville Road-** Recommendation to change assessment to \$244,720. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed

**Shailesh Tawade-20 Apollo Road -**Recommendation to change assessment to \$405,650. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Axel Camp-12 Karen Drive-** Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Jeffrey Warminsky-145 Old Hawleyville Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Anthony Nazzaro, Jr.-6 Cawley Avenue-** Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Anthony Nazzaro, Jr.-19 Milwaukee Avenue-** Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Anthony Nazzaro, Jr.-39 Hickok Avenue-** Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Anthony Nazzaro, Jr.-7 Golden Hill Street-** Recommendation to change the assessment to \$236,880. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**William Gaspar-37 Chimney Drive-**Recommendation to change the assessment to \$379,300. Bruce Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Philip Langin-7 Putnam Park Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**George Pommer-92 Milwaukee Avenue-**Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Bruce Cornwell seconded. All in favor. Motion passed.

**Jean Ruiz-4 Fawn Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Sara Belhaj and Omar Lahbabi-33 Windaway Road-**Recommendation to change the assessment to \$304,570. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Debra and Mark Wagner-80 Milwaukee Avenue-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Adam Tracy-5 Phillip Drive-**Recommendation to change the assessment to \$396,480. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley, Recording Secretary and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 22, 2023, Room A were deliberated:

1. **Tyler Pollack - 33 aka 41 Saxon Road** Recommendation to change Land Value (-30%) for wetlands. The new assessment is \$295,000. Katy Jordan made a motion to accept the change. Bobbi Lyon seconded. All in favor. Motion passed.
2. **Lisa Delohery - 22 Cindy Lane** Recommendation to accept as no change to assessment. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
3. **Leeford Dufe & Victoria Aidoo - 24 High Street** Recommendation to accept as no change to assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
4. **Diane Thornhill & Frank DeVecchio - 84 Putnam Park Road** Recommendation to change overall complete to 84%. The new assessment is \$408,380. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
5. **Thomas & Mary Liqouri - 58 Old Hawleyville Road** Recommendation to adjust for Cost & Design (-5%). The new assessment is \$224,350. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
6. **Interstate Sales Company LLC - 1 Turnage Lane** Recommendation made for no change to assessment since it was previously adjusted by Tyler Technologies during the informal hearings. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
7. **Fairfield Hospitality Association Inc. - 78-80 Benedict Road** Recommendation made for no change to assessment since it was previously adjusted by Tyler Technologies during the informal hearings. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
8. **Gayatri Corporation - 18 Stony Hill Road** Recommendation made for no change to assessment since it was previously adjusted by Tyler Technologies during the informal hearings. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
9. **Sunrin LLC - 21 Stony Hill Road** Recommendation made for no change to assessment since it was previously adjusted by Tyler Technologies during the informal hearings. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

10. **24 Stony Hill Road LLC - 24 Stony Hill Road** Recommendation made for no change to assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.
  
11. **JTM Financial Services Inc. - 8A Elizabeth Street** Recommendation made for no change to assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

**New Business:**

The following appeals already heard on March 23, 2023 Room A were deliberated:

**Robert F Hansen, Sr- 16 Forest Way-**Recommendation for no change to the assessment. Bobbi Lyon motioned to accept. Katy Jordan seconded. All in favor. Motion passed.

**Robert Lombardi-10 Budd Drive-** Recommendation to change addition to 2019 and return original house to year built. The new assessment is \$322,910. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Onja Lee-29 Cherry Lane-** Recommendation for no change to the assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Justin DeRubertis-** Recommendation to adjust for partial A/C. The new assessment is \$574,210. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**John Symon-12 Chestnut Street-**Recommendation to change Cost & Design (+10) due to effective year and remodel. The new assessment is \$435,120. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Joseph Santangelo-7 Jacobs Lane-**Recommendation for no change to assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Alexander and Sandra Ruta-140 Putnam Park Road-** Recommendation to adjust for driveway (-3%) on land records and a Functional Adjustment (97) for exterior damage. The new assessment is \$480,690. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Cor A. & Monica Kaptein-76 Chestnut Street-** Recommend for no change to assessment based on review of comps. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Jitesh Kumar Lal-38 Hunting Ridge Lane-**Recommendation to remove fireplace. The new assessment is \$390,390. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Giosino Lucadamo-2 Woodlawn Drive-**Board reviewed photos and recommended no change to the assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Gordon Flash-124 Chestnut Ridge Road-** Recommendation for no change to assessment since the appellant did not appear to the scheduled hearing. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Joseph and Angie DeSimone-31 Shelley Road-** Board reviewed application. Recommendation for no change to assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals



**Board of Assessment Appeals Meeting  
Deliberations Meeting  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

**New Business:**

The following appeals already heard on March 23, 2023 Room B were deliberated:

**William and Suzanne Healy-51 Nashville Road Ext-** Recommendation to adjust for power lines (-10%) on land record. The new assessment is \$320,740. Bruce Cornwell motioned to accept the change. Katy Jordan seconded. All in favor. Motion passed.

**Valentyna Mino-73 Deer Run -** Recommendation for no change to assessment since appellant did not show for the scheduled hearing. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**William Battle- 8 Philip Drive-** Recommendation to change Cost & Design to (-10%), the Grade to C and condition Average. The new assessment is \$381,150. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Subrata and Sanghamitva Das-25 Hidden Brook Drive-** Recommendation to change Cost & Design to (7%). The new assessment is \$365,330. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Hernan Suquilanda, owner of Suquilanda, LLC-262 Greenwood Avenue-** Recommendation to delete Personal Property Account and remove assessment of \$35,850. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Sergio Filho-19 Benson Road-** Recommendation for no change to assessment since appellant did not show for scheduled hearing. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Pasquale & Sandra Sarracco- 34 Milwaukee Avenue-** Recommendation for no change to assessment since appellant did not show for scheduled hearing. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Mathew Morais-14 Whippoorwill Road-** Board reviewed comps. Recommendation for no change to assessment. Bobbi Lyon made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**David Miceli-60 Milwaukee Avenue -** Recommendation for no change to assessment at this time. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

**Ann Marie Palmeiri-20 Greenwood Avenue-** Recommendation for no change to assessment since owner provided only Zillow data. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

**Ann Marie Palmeiri- Motor Vehicle 2019-2021 Municipal Tax Services-** Recommendation for no change to the 2019 Motor Vehicle Personal Property(PP) since no mileage information was provided. Recommendation to adjust assessment for the 2020 PP based on NADA value with excessive mileage plus the 25% penalty for an assessment of \$ 5,884 Recommendation to adjust assessment for the 2021 PP based on NADA value with excessive mileage plus the 25% penalty for an assessment of \$6344. Bruce Cornwell made a motion to accept. Bobbi Lyon seconded. All in favor. Motion passed.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberation Proceeding Minutes  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 25, 2023 Room A, were deliberated:

**Thanos and Daniela Kamiliotis-** Recommendation to change CDU to fair due to the condition of the home. The new assessment is \$274,120. Katy Jordan moved to accept this change and Bruce Cornwell seconded. All were in favor. Motion passed.

**Richard and Joanne Molden-2 Colonial Drive-**The Board reviewed the comps. Recommendation for no change to the assessment. Bobbi Lyon moved to accept. Katy Jordan seconded. All were in favor. Motion passed.

**Kenneth Konetski-65 Hoyts Hill-**Recommendation to adjust the Cost & Design to (-10%) and correct the front porch square footage. The new assessment is \$223,930. Bobbi Lyon moved to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Waclaw Maliszewski-94 Dodgingtown Road-** Recommendation to make an adjustment to the Cost & Design (-15%). The new assessment is \$198,870. Bruce Cornwell made a motion to accept this change and Bobbi Lyon seconded. All were in favor. Motion passed.

**Francis J Oldham IV-13-15 Juniper Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Francis J Oldham IV-20 Prospect Street-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept this change and Bobbi Lyon seconded. All were in favor. Motion passed.

**Francis J Oldham IV-50 Nashville Road-**Recommendation for no change to the assessment. Bruce Cornwell made a motion to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Francis J Oldham IV-59 Sunset Hill Road-**Recommendation to adjust for the topography and easement on the land value (-17%). The new assessment is \$693,770. Bruce Cornwell made a motion to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Brian Kinas-42 Shelley Road-** Recommendation for no change. The appellant did not show for the scheduled hearing. Bruce Cornwell made a motion to accept the change. Bobbi Lyon seconded. All in favor. Motion passed

**Robert Texiera-22 Old Town Lane** -Recommendation to correct rec room square footage, framed overhang and shed sizes. Due to wood rot, change the bay window grade to below average. New assessment is 398,930. Bruce Cornwell made a motion to accept the change. Katy Jordan seconded. All in favor. Motion passed.

**Ann Huminski-24 South Street**- Recommendation to adjust the Cost & Design (-10%) and remove the effective year. The new assessment is \$472,010. Bobbi Lyon made a motion to accept the change. Katy Jordan seconded. All in favor. Motion passes.

**Anthony Conde-10 Old Dodgingtown Road**- Recommendation for no change. Katy Jordan made a motion to accept. Bobbi Lyon seconded. All in favor. .

**Alexandre Dasilva-55 Reservoir Street**- Recommendation to remove the third bathroom and solar panels. The new assessment is \$249,830. Katy Jordan made a motion to accept the change. Bobbi Lyon seconded. All in favor. Motion passes.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals

**Board of Assessment Appeals Meeting  
Deliberation Proceeding Minutes  
Clifford J. Hurgin Municipal Center  
Meeting Room A  
1 School St. Bethel, CT 06801  
March 29, 2023**

Present: Bruce Cornwell, Kathleen (Katy) Jordan, Barbara (Bobbi) Lyon, Nora Kelley and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The following appeals already heard on March 27, 2023 Room A, were deliberated:

**Helen Fernandes and George Fernandes-78 Reservoir Street-** Recommendation to change the barn condition to fair, the house condition to average with a Cost & Design (-16%). The new assessment is \$761,460. Bobbi Lyon moved to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Robert J. Palmer and Donna LaForte Palmer-7 Sunset Hill Road-**Recommendation to change the condition of the decks and garage to a C+. The new assessment is \$437,220. Bobbi Lyon moved to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Corner Arch LLC/Robert Palmer and Donna LaForte Palmer-18 Elizabeth Street-** Recommendation to adjust the Cost & Design to (10%) The new assessment is \$336,070. Katy Jordan moved to accept this change and Bobbi Lyon seconded. All were in favor. Motion passed.

**Robert and Sarah Hoch-27 Codfish Hill Road Ext- Recommendation to make an Adjustment** made to change the overall percentage complete to 80%. The assessed value changed to \$360,990. Bruce Cornwell moved to accept this change and Bobbi Lyon seconded. All were in favor. Motion passed.

**Kenneth Doherty-8 Old Turnpike Road-** Recommendation to change condition of cottage to fair, remove full bath and Central A/C from main house with overall 45% complete. The new assessment is \$329,910. Bobbi Lyon made a motion to accept this change and Katy Jordan seconded. All were in favor. Motion passed.

**Alpine Lake, LLC/Jeanne M. Albano-Carmichael-**Recommendation to leave the assessment as is since pictures were not provided to justify a change. Bruce Cornwell made a motion to leave as is. Bobbie seconded. All were in favor. Motion passed.

**Amy and Shepard LaBree-141 Walnut Hill Road-** Did not appear for the Appeal Hearing. Bobbi Lyon made a motion for no change to the assessment. Katy Jordan seconded. All in favor. Motion passes

**David and Dinah Davidson-3 Webb Road-** Recommendation to adjust for the power lines (-70%) in land value. The new assessment is \$418,180. Bruce Cornwell made a motion to accept the change. Katy Jordan seconded. All in favor. Motion passed

**Bruce and Julia Zalman-106 Great Hill Road** -Did not appear for the Appeal Hearing.  
Bruce Cornwell made a motion for no change to the assessment. Bobbi Lyon seconded. All in favor. Motion passed.

**Daniella Sampaio -26 Fleetwood Avenue-** Recommendation for adjustment to overall complete 95%. The new assessment is \$264,950. Katy Jordan made a motion to accept the change. Bruce Cornwell seconded. All in favor. Motion passes.

**US Duracell Operations, Inc.-14 Research Drive- Attorney Laura Cardillo-**  
Recommendation for no change. Bruce Cornwell made a motion to accept. Katy Jordan seconded. All in favor. Motion passed.

The meeting was adjourned at 5:20 pm by Chairman Bruce Cornwell and second by Katy Jordan. All in Favor. Chairman Cornwell thanked everyone for all their hard work over the course of this month.

Respectfully submitted,  
Nora Kelley  
Recording Secretary, Board of Assessment Appeals