

Town of Groton
Board of Assessment Appeals
October 1, 2014 Grand List
March 25, 2015 Session Minutes

The Board of Assessment Appeals met on Wednesday, March 25, 2015 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, James Mitchell and alternate Paul Duarte. The meeting was called to order at 2:00 p.m. by the chairman. The board heard appeals for the October 1, 2014 Grand List and the October 1, 2013 Supplemental Motor Vehicle Grand List.

Stevens stepped out of the meeting and placed Mitchell as chairman for the following appeal.

Property Owner: Mystic Manor; Agent Greene Law PC, David Gussak
Property Location: 475 High Street; PIN 261913244376
Board Decision 3/25/15: Duarte made a motion for no change. Mitchell seconded the motion and the motion passed with a unanimous vote.
R2014 Acct#307853 Orig. Assmt: \$3,113,950
Mailed date: 3/27/15

Stevens stepped back into his role as chairman of the board.

Property Owner: Pfizer; Agent: McCarter English LLP, Daniel Zazzali & Michael Benak
Property Location: Eastern Point Rd; PIN 168815526760
Board Decision 3/25/15: Pfizer representatives made an appearance at the hearing to preserve their right to appeal. They offered nothing beyond their written submission to substantiate their appeal. Stevens made a motion for no change and the motion was seconded by Mitchell. The motion passed with a unanimous vote.
R2014 Acct# 308751 Orig. Assmt: \$238,350,000
Mailed date: 3/27/15

Property Owner: Pfizer; Agent: McCarter English LLP, Daniel Zazzali & Michael Benak
Property Location: 23 Eastern Point Rd; PIN 168818427055
Board Decision 3/25/15: Pfizer representatives made an appearance at the hearing to preserve their right to appeal. They offered nothing beyond their written submission to substantiate their appeal. Stevens made a motion for no change and the motion was seconded by Mitchell. The motion passed with a unanimous vote.
R2014 Acct#308761 Orig. Assmt: \$41,909,350
Mailed date: 3/27/15

Property Owner: Pfizer; Agent: McCarter English LLP,
 Personal Property: DBA Pfizer
 Board Decision 3/25/15: Pfizer representatives made an appearance at the hearing to preserve their right to appeal. They offered nothing beyond their written submission to substantiate their appeal. Stevens made a motion for no change and the motion was seconded by Duarte. The motion passed with a unanimous vote.
 P2014 Acct#201402 Orig. Assmt: \$105,557,100
 Mailed Date: 3/27/15

Property Owner: Pfizer; Agent: McCarter English LLP
 Personal Property: DBA Pfizer
 Board Decision 3/25/15: Pfizer representatives made an appearance at the hearing to preserve their right to appeal. They offered nothing beyond their written submission to substantiate their appeal. Stevens made a motion for no change and the motion was seconded by Duarte. The motion passed with a unanimous vote.
 P2014 Acct#201401 Orig. Assmt: \$1,556,220
 Mailed Date: 3/27/15

Property Owner: DEG Realty LLC; Agent Nicholas Palmerone
 Property Location: 1042 Poquonnock Rd; PIN 169805284457
 Board Decision 3/25/15: State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Stevens made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
 R2014 Acct# 302849 Orig. Assmt: \$976,129
 Mailed date: 3/27/15

Property Owner: Sarah Strong Drake
 Property Location: 54 Morgan Pt. ; PIN 260712867977
 Board Decision 3/25/15: Because the provisions the General Statutes of Connecticut, Volume 4, Title 12, Chapter 203, Section 12-111, the board having made a decision to reduce the gross assessment on the property in appeal since the last revaluation, is prohibited by statute from making any further changes until the next revaluation. The assessment remains fixed until the next revaluation. Stevens therefore made a motion for no change and the motion was seconded by Mitchell. The motion passed with a unanimous vote
 R2014 Acct#310782 Orig. Assmt: \$1,015,000
 Mailed date: 3/27/15

Property Owner: 20 Academy Lane LLC; Agent: Scott Schwefel
 Property Location: 20 Academy Lane. ; PIN 261918316955
 Board Decision 3/25/15: Mitchell made a motion, based on the appearance by the agent who provided no additional testimony or evidence, for no change in value. Duarte seconded the motion and the motion passed with a unanimous vote.
 R2014 Acct#300019 Orig. Assmt: \$8,538,320
 Mailed date: 3/27/15

Property Owner: 565 LHR LLC
Property Location: 565 Long Hill Rd. ; PIN 168808997620
Board Decision 3/25/15: Stevens made a motion that based on the presentation by the applicant the configuration and the rental of the building was adjusted consistent with the I&E information submitted by the applicant for a full value of \$1,252,000. The motion was seconded by Mitchell. The motion passed with a unanimous vote.
R2014 Acct#300100 Orig. Assmt: \$1,184,890 Adj. Assmt: \$876,400
Mailed date: 3/27/15

Property Owner: Meridian St. Ext. LLC
Property Location: Meridian Street Extension ; PIN 168808996377
Board Decision 3/25/15: Duarte made a motion for no change and was seconded by Mitchell. The motion passed with a unanimous vote.
R2014 Acct# 307389 Orig. Assmt: \$119,560
Mailed date: 3/27/15

Parfitt arrived and was seated for Duarte.

Property Owner: Archland Property I LLC; Agent Paul Dorsi
Property Location: 561 Long Hill Rd. ; PIN 168808996705
Board Decision 3/25/15: Parfitt made a motion with no change due to no new evidence presented from the appeal the year prior. Stevens seconded the motion. Parfitt & Stevens voted in favor and Mitchell voted against. The motion passed with a 2 to 1 vote.
R2014 Acct# 300469 Orig. Assmt: \$1,494,640
Mailed date: 3/27/15

A motion for adjournment was made by Stevens at 7:17 p.m. and was seconded by Parfitt. The motion passed with a unanimous vote.

The minutes for March 7, 2015, March 18, 2015, March 21, 2015 and March 25, 2015 were approved as written on March 25, 2015. The motion was made by Stevens, seconded by Parfitt, motion passed with a unanimous vote.

Respectfully submitted,

Fauna Eller
Asst. Assessor
Clerk to board