

**Board of Assessment Appeals**  
15 Rope Ferry Road  
Waterford, CT 06385



**Phone: (860) 444-5820**  
**Fax: (860) 444-5819**

**Board of Assessment Appeals**  
**Regular Meeting Minutes**

**Date:** Tuesday, April 4, 2023 **Place:** Waterford Town Hall, Large Auditorium Room, 15 Rope Ferry Rd  
**Time:** 5:00pm – 8:30pm

**Board Members Present:** Marilyn Lusher, Chair, Lee Couture, Cathy Gonyo, Jerry Porter, John Morgan  
**Staff Present:** Paige Walton, Assessor, Jacquelyn Jackson, Secretary

The Board of Assessment Appeals met on Tuesday, April 4, 2023. The meeting was called to order at 5:03pm

All decisions were voted on by Board members Marilyn Lusher, Lee Couture, Cathy Gonyo, Jerry Porter and John Morgan.

The following decisions were made:

1. RJ Marelli Jr. Reality LLC – 179 Cross Rd  
Decision: The Board voted unanimously, no change in assessment.
2. RJ Marelli Jr. Reality LLC – 180 Cross Rd  
Decision: The Board voted unanimously, no change in assessment.
3. Greentree Properties LLC – 4 Greentree Drive  
Decision: The Board voted unanimously, no change in assessment.
4. Dominion Asset Management LLC – 1068 Hartford Tpke  
Decision: The Board voted unanimously, no change in assessment.
5. William Sullivan Sr/Atty. Jeffrey Londregan – 29 Strand Rd  
Decision: The Board voted unanimously to reduce the assessment to \$230,910
6. Putnam, Jennifer – 38 New Shore Rd  
Decision: The Board voted unanimously to reduce the assessment to \$838,970
7. Ziolkovski, Richard & Nancy – 8 Millers Pond Rd  
Decision: The Board voted unanimously, to reduce the assessment to \$9,700
8. 31 Strand Beach Club LLC – 31 Strand Rd  
Decision: The Board voted unanimously to reduce the assessment to \$387,690

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9. Nolan, Daniel – 218 Shore Rd  
Decision: The Board voted unanimously to reduce the assessment to \$613,380. Field review recommended.
10. Wynding Hill Ltd Partnership/Michael Reiner – 125 Boston Post Rd  
Decision: The Board voted unanimously, no change in assessment.
11. Wynding Hill Ltd Partnership/Michael Reiner – 131 Boston Post Rd  
Decision: The Board voted unanimously, no change in assessment.
12. Charter Oak Commons of NY LLC – 1 Dayton Place  
Decision: The Board voted unanimously, no change in assessment.
13. R&F Waterford LLC – 917 Hartford Tpke  
Decision: The Board voted unanimously, no change in assessment.
14. Optos North America – 914 Hartford Tpke  
Decision: The Board voted unanimously, no change in assessment due to failure to appear.
15. Congregation Beth El – 33 Kenyon Rd  
Decision: The Board voted unanimously, no change in assessment. No change to taxable status.
16. Edson, Desiree – 10 Lanyard Lane  
Decision: The Board voted unanimously, no change in assessment due to failure to appear.
17. Baird, Elizabeth – 19 Strand Rd  
Decision: The Board voted unanimously to reduce the assessment to \$1,008,960
18. Durbois, Judith – 23 Strand Rd  
Decision: The Board voted unanimously to reduce the assessment to \$553,600
19. Morgan, John – 7 West Strand Rd  
Decision: John Morgan abstained from voting. The remaining Board members voted to reduce the assessment to \$155,860
20. Morgan, John – 7A West Strand Rd  
Decision: John Morgan abstained from voting. The remaining Board members voted to reduce the assessment to \$54,040

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The minutes from the April 1, 2023 and April 3, 2023 regular meetings were accepted as read.

There being no further business, the meeting was adjourned at 8:54pm.

Respectfully Submitted,

Jacquelyn Jackson  
Secretary