

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



Phone: (860) 444-5820
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Board of Assessment Appeals
Regular Meeting Minutes

Date: Wednesday, April 26, 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, John Morgan

Board Members Absent: Jerry Porter

Staff Present: Paige Walton, Assessor, Jacquelyn Jackson, Secretary

The Board of Assessment Appeals met on Wednesday, April 26, 2023. The meeting was called to order at 5:00pm

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

The following decisions were made:

1. CareCo Shoreline Inc. – PP- 396 Willetts
Decision: No change in assessment, no personal property declaration provided.
2. Dominion Energy Nuclear Connecticut, Inc. – 314 Rope Ferry Rd, Unit #1 PID# #9527
Decision: The Board voted unanimously, no change in assessment.
3. Dominion Energy Nuclear Connecticut, Inc. – 314 Rope Ferry Rd, Unit #2 PID #9528
Decision: The Board voted unanimously, no change in assessment.
4. Dominion Energy Nuclear Connecticut, Inc – 314 Rope Ferry Rd, Unit #3 PID #9529
Decision: The Board voted unanimously, no change in assessment.
5. Dominion Energy Nuclear Connecticut, Inc – 314 Rope Ferry Rd, Unit #3 % PID #7047
Decision: The Board voted unanimously, no change in assessment.
6. Dominion Energy Nuclear Connecticut, Inc – 314 Rope Ferry Rd Misc. PID #9526
Decision: The Board voted unanimously, no change in assessment.
7. Dominion Energy Nuclear Connecticut, Inc – 314 Rope Ferry Rd Misc. PID #9525
Decision: The Board voted unanimously, no change in assessment.
8. Dominion Energy Nuclear Connecticut, Inc – 314 Rope Ferry Rd, Unit #3 % PID #7046
Decision: The Board voted unanimously, no change in assessment.



9. Boyle, Ryan – PP - AEB Enterprises LLC
Decision: The Board voted unanimously, no change in assessment, as a personal property declaration for AEB Enterprises LLC was never received.

Assessor Corrections

The Board voted unanimously to make the following changes in assessment as presented by the Assessor as clerical corrections:

1. Sleep Number – Personal Property
Duplication of Acct#40086238 - Account eliminated. Reduce assessment to \$0
2. Sprint T Mobile – Personal Property 907 Hartford Tpke
Decommissioned cell sites - equipment removed. Clerical error when processing declaration.
Reduce assessment to \$0
3. Sprint T Mobile – Personal Property 41 Manitock Hill
Decommissioned cell sites - equipment removed. Clerical error when processing declaration.
Reduce assessment to \$0
4. Sprint T Mobile – Personal Property 450 Fargo Rd
Decommissioned cell sites - equipment removed. Clerical error when processing declaration.
Reduce assessment to \$0
5. Centro GA Waterford Commons LLC – 915 Hartford Tpke
Remove I&E penalty erroneously applied. Reduce assessment penalty by \$2,663,358
6. Centro GA Waterford Commons LLC – 907 Hartford Tpke
Remove I&E penalty erroneously applied. Reduce assessment penalty by \$111,893
7. Centro GA Waterford Commons LLC – 909 Hartford Tpke
Remove I&E penalty erroneously applied. Reduce assessment penalty by \$232,624
8. City of New London – 1185 Hartford Tpke
Municipal Property fully exempt - only a partial exemption was applied. Correction is to restore full exemption amount. Increase exemption amount by \$45,240
9. Target Corporation – Personal Property
Correct Item #24 - Incorrectly calculated during processing. Reduce assessment by \$623,360

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The Board unanimously voted to schedule the Motor Vehicle Session to hear motor vehicle appeals on September 20, 2023 at 5:00pm

There being no further business, the meeting was adjourned at 5:50pm.

Respectfully Submitted,

Jacquelyn Jackson
Secretary