

**Town of Putnam**  
**Board of Assessment Appeals**  
**126 Church St. Putnam, CT 06260**  
**860-963-6800 X 171**

Members Present: Lee Konicki, Chair, Joseph Hopkins, Anne Lamondy  
Other People Present: Angela Sanchez, Assessor, Susan Ramos BAA Secretary  
Members Absent: None

The meeting opened at 5:00pm on March 3, 2020. Lee Konicki made the motion to approve the minutes from the September meeting, motion granted, Anne seconded, all in favor.

The following appeals were heard with decisions following:

Appeal 2019-28 Nutmeg Realty/ Charles Pious 100 Canal St. Charles Pious was sworn in by the chairman of the board. Charles stated his building is one of the oldest buildings. He is asking for a reduction in assessment to 1,326,000. Discussion following appeals, the board's unanimous decision was to reduce the assessment increase to 8%, resulting in assessment of 1,391,040.

Appeal 2019-29 Providence Pike Parkade 50&62 Providence Pike. Mike Weiss, as rep for LLC, was sworn in by chairman. Mike stated he felt the value was too high, been on the market since purchased, currently for 3 million. Had appraisal done in 2016 for 3,600,000. Asking board to reduce value to 2.4 million. Discussion following appeals, board's unanimous decision was no change.

Appeal 2019-30 Hendels 647 School St. John Hendel was sworn in by the chairman of the board. John stated nothing has changed since the last appraisal and a portion of the building is not worth anything right now, working on a property line dispute with the neighbor. Following discussion, board's unanimous decision was to reduce the reval increase from 50 to 25%, resulting in an assessment of 465,625

Appeal 2019-31 International Paper Company 175 Park Rd. No Show = No action taken by the board

Appeal 2019-32 Cumberland Farms 171 Woodstock Ave. Paul Krupinski, of Cushman & Wakefield was sworn in by the chairman of the board. Paul stated his appeal comparing some of the similarities to City Gas and Sonoco. Asking to keep the old assessment. Board's unanimous decision was no change to new assessment.

Appeal 2019-33 Tractor Supply 97 Providence Pike. Michael Flynn of Ryan LLC was sworn in by the chairman of the board. Michael stated his appeal and presented an analysis with estimated value of 3,814,000. Boards unanimous decision was no change.

Appeal 2019-34 Staples 15 Ridge Rd. Michael Flynn of Ryan LLC was sworn in by the chairman of the board. Information on the field card regarding the square footage appears incorrect. The board is granting Angela Sanchez permission to make the appropriate changes. The board's unanimous decision

was to have assessor double check the square footage and correct if necessary. (Assessor verification found square footage to need correcting, which changed assessment to 4,546,010.)

Appeal 2019-35 Dr. David Gaudreau 169 Grove St. Dr. Gaudreau was sworn in by the chairman of the board. Dr. Gaudreau stated he was confused about the 30% increase in 5 years and sealing his driveway was his only improvement. He also questioned the 3<sup>rd</sup> floor reference as finished attic. He stated its dirty and not even used for storage. He is requesting the assessment be dropped. Board's unanimous decision was to have the assessor remove the 3<sup>rd</sup> floor income calculation from his field card and drop his assessment accordingly; new assessment is 185,500.

Appeal 2019-36 David Johnson/Joseph C Sansone Co 581-583 Liberty Highway Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. No information provided for this property. Boards unanimous decision was no change to assessment.

Appeal 2019-37 David Johnson/Joseph C Sansone Co 146 Park Rd. Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated their value estimate at 823,000. Board's unanimous decision was no change to assessment.

Appeal 2019-38 David Johnson/Joseph C Sansone Co 23 Livery St. Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated their value estimate at 811,000. Board's unanimous decision was no change to assessment.

Appeal 2019-39 David Johnson/Joseph C Sansone Co 3 Park Rd. Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated their value estimate at 1,400,000. Board's unanimous decision was no change to assessment.

Appeal 2019-40 David Johnson/Joseph C Sansone Co 16 Providence Pike Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated their value estimate at 1,329,000. Board's unanimous decision was no change to assessment.

Appeal 2019-41 David Johnson/Joseph C Sansone Co 135 Providence Pike Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated their value estimate at 1,049,000. Board's unanimous decision was no change to assessment.

Appeal 2019-42 David Johnson/Joseph C Sansone Co 157 Providence Pike Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated their value estimate at 2,051,000 (Matthew also verified this

was the number from his notes but doesn't match the number listed on their petition. He stated he will use the 2,051,000 as their estimate). Board's unanimous decision was no change to assessment.

Appeal 2019-43 David Johnson/Joseph C Sansone Co 164 Providence Pike Matthew Cholewa of Greene Law PC, as authorized rep, was sworn in by the chairman of the board. Matthew read from his notes about the property and indicated 258,000 referencing a warehouse pricing, in lieu of retail, which is how the property is currently listed. Board's unanimous decision was no change pending verification by Assessor of property layout. Assessor inspected 3/5/2020 and found the retail listing is accurate, No Change

Appeal 2019-44 Putnam LLC 60 Providence Pike Seth Wulsin of Wulsin Law LLP was sworn in by the chairman of the board. Seth was asked to state his appeal. The initial Revaluation impact notice that was mailed to the property owner indicated a new Fair Market Value of 5,033,000, and an old of 6,710,600. Prior to assessments being finalized for the Grand List, it was found to be an error in the calculation and the final assessment notice was mailed showing the assessment was no change from the prior year, indicating a value of 6,710,600. They are requesting we revise the FMV back to 5,033,000. The board's unanimous decision was no change in the current assessment.

Appeal 2019-45 Connecticut CVS Pharmacy LLC 57 Providence Pike Seth Wulsin of Wulsin Law LLP was sworn in by the chairman of the board. Seth stated they have found in their initial analysis they used an incorrect square footage and believe our calculations to be correct. Not withdrawing appeal but choosing to let this administratively die. Board's unanimous decision to make no changes.

Appeal 2019-46 Wendy's Properties LLC 66 Providence Pike Seth Wulsin of Wulsin Law LLP was sworn in by the chairman of the board. Stated this is an owned location and an older building, they came up with a value estimate at 905,000 and are asking the board to consider this. The board's unanimous decision was to reduce the value to 962,000.

Lee made a motion to adjourn the meeting at 7:44pm, seconded by Joseph Hopkins.

Respectfully submitted,

Susan Ramos  
Secretary to the Board of Assessment Appeals