

Board of Assessment Appeals

Special Meeting Minutes

Wednesday, March 19, 2025

A Special Meeting of the Board of Assessment Appeals was held on Wednesday, March 19, 2025, 5:00 pm in the Basement Floor Conference Room at the Branford Town Hall, 1019 Main Street, Branford.

1. The meeting was called to order at 5:06 pm.
2. Those present – Chairman Dennis Nardella, Joseph Fazzino, Kurt Schwanfelder, Jason Driscoll, Celeste Fisher of the Assessor's Office, Doreen Denhardt, Board Clerk and Megan LaRock. Also present – William Uhl, Barbara Saggesse and Michelle Dilieto.
3. There was an introduction of those present. Mr. Uhl, who did not appear for his scheduled hearing, had submitted a letter that Chairman Nardella read. He notified Mr. Uhl that we cannot take action on his application, but would review and update the Application to address expectations of notifications. On a motion by Dennis and seconded by Kurt, this was unanimously agreed.
4. Hearing Officers read off the Property Appeals they each heard into the record and whether there was a change or not. Several properties warranted additional discussion or review. 1 Blackstone Avenue and 91 Stony Creek Road were discussed and unanimously agreed upon. 255 Thimble Island Road, 34 Crescent Bluff Avenue and 1 Crescent Bluff Avenue were unanimously agreed upon. It was unanimously agreed that 23 Juniper was NOT waterfront, but waterview and the assessment was adjusted. Hearing Officers read off the Property Appeals they each heard in to the record and whether there was a change in the Assessed Value or not. Discussion ensued as necessary. A record of the voting is attached. On a motion from Dennis Nardella it was unanimously agreed to conduct One Vote for all the applications. A listing is attached.
5. Property Owners or their representations that did not attend their scheduled hearing will receive a letter stating that No Action was taken on their Applications. On a motion from Dennis, seconded by Jason, this was unanimously agreed.
6. Celeste Fisher addressed the Board regarding the Assessor's Office's Clerical Changes approval. The listing includes changes to Personal Property (companies close, errors, etc...), Motor Vehicle (cars sold, junked, etc...) and Real Estate (clerical errors, etc...). On a motion from Dennis, seconded by Jason, it was unanimously confirmed to accept the listing of Assessor's changes.

7. Dennis Nardella thanked everyone for doing their best and thanked Kurt for stepping in to assist. Dennis also signed/authorized the Payroll Vouchers for the serving Board Members and the Board Clerk.
8. At 8:07 pm, on a motion from Dennis Nardella, by Unanimous consent, the Meeting was adjourned.

Respectively submitted,
Doreen Denhardt, Clerk

Attachment/Voting results

Voting and Results 3/19/25 meeting																		
OWNER	LOCATION/DBA		CHG	NO CHG	OLD VALUE	NEW VALUE	JF	JF	JF	DN	DN	DN	JD	JD	JD	KS	KS	KS
							Y	N	ABS	Y	N	ABS	Y	N	ABS	Y	N	ABS
GREENBAUM, PAUL & DEBORAH	15 SALT MEADOW LANE	RES		X	\$955,400	\$955,400	X			X			X			X		
WEBER, CHARLES & CAROL	5 SELDEN AVENUE	RES	X		\$1,061,300	\$936,600	X			X			X			X		
BEECH HOUSE LLC	24 SUMMER ISLAND RD	RES		X	\$1,244,800	\$1,244,800	X			X			X			X		
SUMMER ISLAND LLC	25 SUMMER ISLAND RD	RES		X	\$229,100	\$229,100	X			X			X			X		
MAHER, LOUISE & STEWART, SUSAN	28 SUMMER ISLAND RD	RES		X	\$888,800	\$888,800	X			X			X			X		
MAHER, MICHAEL & LOUISE	29 SUMMER ISLAND RD	RES		X	\$479,200	\$479,200	X			X			X			X		
CRISCI, PAUL	65 SUNSET BEACH RD	RES		X	\$1,149,000	\$1,149,000	X			X			X			X		
FERNANDES, LINDA	68 SUNSET BEACH RD	RES		X	\$575,500	\$575,500	X			X			X			X		
MOSCARELLI, RICHARD & JACQUELINE	69 SUNSET BEACH RD	RES		X	\$1,522,700	\$1,522,700	X			X			X			X		
DOWNES, MARC & PATRICIA	72 SUNSET BEACH RD	RES	X		\$720,200	\$665,000	X			X			X			X		
JENUSAITIS, PAUL	76 SUNSET BEACH RD	RES		X	\$925,600	\$925,600	X			X			X			X		
JML PROPERTIES LLC	6 TYLER AVE	RES		X	\$1,345,700	\$1,345,700	X			X			X			X		
BOZZUTO, DENNIS & LISA	91 STONY CREEK RD	RES		X	\$1,398,100	\$1,398,100	X			X			X			X		
MCHENRY, WILLIAM R	63 SO MONTOWESE ST	RES		X	\$298,700	\$298,700	X			X			X			X		
KAHL, NANCY	40 WAKEFIELD RD	RES		X	\$899,800	\$899,800	X			X			X			X		
WAIT, LEONARD F	10 SUNSET MANOR RD	RES	X		\$353,000	\$280,000	X			X			X			X		
WIES, CARL TRUSTEE	36 THIMBLE FARMS RD	RES	X		\$1,082,400	\$875,000	X			X			X			X		
ELLS, THEODORE & KRISTINA	265 THIMBLE ISLANDS RD	RES	X		\$1,744,700	\$1,400,000	X			X			X			X		
SINOWAY, BARRY & PATRICIA, TRUSTEE	4 WATERS EDGE	RES	X		\$1,314,500	\$1,060,000	X			X			X			X		
PINKIN, JUNE G TRUSTEE	15 RIVER RD	RES	X		\$792,900	\$630,000	X			X			X			X		
ASCETTINO, RAFFAELE	101 SUNSET BEACH RD	RES		X	\$1,178,900	\$1,178,900	X			X			X			X		
DALBY, RICHARD & GAIL	18 SIXTH AVE	RES		X	\$649,800	\$649,800	X			X			X			X		
HOLLAND, BRENDA	490 SHORE DR	RES	X		\$337,300	\$301,000	X			X			X			X		
FALLGREN, JOHN & SHARON	38 SCHOOL ST	RES	X		\$378,100	\$315,000	X			X			X			X		
MERCUGLIANO, LAWRENCE JR	247 SHORE DR	RES		X	\$494,800	\$494,800	X			X			X			X		
PROTA, JAMES & LINDA	183 STONY CREEK RD	RES		X	\$424,500	\$424,500	X			X			X			X		
PETROWSKI, TODD	67 SO MONTOWESE ST	RES		X	\$370,100	\$370,100	X			X			X			X		
DAVID POLIO TRUSTEE	42 STRATTON WAY	RES		X	\$267,700	\$267,700	X			X			X			X		
HALASZYNSKI, THOMAS	98 SO MONTOWESE ST	RES		X	\$320,900	\$320,900	X			X			X			X		
CARROLL, EDWARD & NANCY	18 SUNRISE COVE RD	RES		X	\$717,600	\$717,600	X			X			X			X		
GINCAVAGE, RAYMOND & SUSAN	11 WHITING FARM RD	RES		X	\$714,600	\$714,600	X			X			X			X		
GORDON R OBEREMPT TRUSTEE	1 YOWAGO AVENUE	RES	X		\$1,326,300	\$1,151,300	X			X			X			X		
ISC INVESTMENT INC	94 CHERRY HILL RD	RES	X		\$526,600	\$483,000	X			X			X			X		
MSS ASSOCIATES INC	96 CHERRY HILL RD	RES	X		\$515,600	\$483,000	X			X			X			X		
SACHS, RITA ANN	102 CHERRY HILL RD	RES	X		\$2,641,300	\$2,400,300	X			X			X			X		
SACHS, ROBERT AND BETSY	39 NORTHFORD RD	RES		X	\$1,303,500	\$1,303,500	X			X			X			X		
MEIQIANG XIE	65-10 NO BRANFORD RD	COMM		X	\$137,700	\$137,700	X			X			X			X		
BIRBARIE 7 INDIAN NECK LLC	7 INDIAN NECK AVE	COMM		X	\$821,900	\$821,900	X			X			X			X		
PHOENIX MARINE WORKS LLC	17 MARINA VILLAGE	COMM		X	\$481,500	\$481,500	X			X			X			X		
PATEL, KUNTAL	309 EAST MAIN STREET	PP	X		\$463,500	\$366,500	X			X			X			X		
PADULA LLC	63 E INDUSTRIAL RD	COMM		X	\$926,000	\$926,000	X			X			X			X		
RENZ DEVELOPMENT	365 EAST MAIN ST	COMM		X	\$744,300	\$744,300	X			X			X			X		
PREMIER REALTY HOLDINGS II LLC	132 IVY STREET	COMM		X	\$617,000	\$617,000	X			X			X			X		
GALAXY REAL ESTATE LLC	324 WEST MAIN ST	COMM		X	\$928,800	\$928,800	X			X			X			X		
ANISKOVIICH, JENNIFER	1078 MAIN ST, UNIT 2	PP	X		\$3,680	\$500	X			X			X			X		
RAMPAL, NISHI	9 FELLSMERE FARM RD	PP	X		\$3,680	\$0	X			X			X			X		
MEADOW STREET PROPERTIES LLC	161-165 MEADOW ST	COMM		X	\$599,700	\$599,700	X			X			X			X		
529-531 MAIN STREET LLC	529-531 MAIN ST	COMM		X	\$471,600	\$471,600	X			X			X			X		
GOETSCH, CHARLES C & SUSAN B	11 YOWAGO AVE	RES	X		\$1,435,500	\$1,050,000	X			X			X			X		
PROPRIA LLC	4 PIN OAK DRIVE	PP	X		\$93,630	\$17,828	X			X			X			X		
KATHY SALISBURY	19 PENTECOST ST	PP	X		\$3,680	\$550	X			X			X			X		
OMEGA BENHAM NCM LLC	278 EAST MAIN ST	RES		X	\$301,900	\$301,900	X			X			X			X		
OMEGA BENHAM NCM LLC	270 EAST MAIN ST	RES		X	\$281,500	\$281,500	X			X			X			X		
MILL PLAIN NCM LLC	260 EAST MAIN ST	COMM		X	\$395,900	\$395,900	X			X			X			X		
MILL PLAIN BENHAM NCM LLC	12 MILL PLAIN RD	RES		X	\$352,200	\$352,200	X			X			X			X		
MILL PLAIN BENHAM NCM LLC	14 MILL PLAIN RD	RES		X	\$352,700	\$352,700	X			X			X			X		
60 YOWAGO LLC	60 YOWAGO AVENUE	RES		X	\$1,193,100	\$1,193,100	X			X			X			X		
MILL PLAIN BENHAM NCM LLC	16 MILL PLAIN RD	RES		X	\$352,600	\$352,600	X			X			X			X		
MILL PLAIN BENHAM NCM LLC	18 MILL PLAIN RD	RES		X	\$352,600	\$352,600	X			X			X			X		
MILL PLAIN BENHAM NCM LLC	20 MILL PLAIN RD	RES		X	\$352,800	\$352,800	X			X			X			X		
BONENBERGER, ADRIAN	14 KATIE JOE LANE	RES	X		\$396,000	\$343,000	X			X			X			X		
LADD, RYAN	40 OLD SMUGGLERS RD	PP	X		\$3,680	\$500	X			X			X			X		
STEPHEN M CAVANNA	2 CHRISTOPHER RD	PP		X	\$3,680	\$3,680	X			X			X			X		
5 SYCAMORE LLC	5 SYCAMORE WAY	COMM	X		\$480,800	\$420,000	X			X			X			X		