

**BOARD OF ASSESSMENT APPEALS  
MINUTES  
APRIL 12, 2012  
SALEM TOWN HALL, CONFERENCE ROOM 2**

Members Present: Robert Green, Frank Abetti, Diane Woronik

Meeting called to order at 7:00 PM by Robert Green.

The following is the list of appellants and appointment times:

**7:00 PM Alfred & Lori Wlodarczak 40 Rattlesnake Ledge Road, Salem, CT 06420 860-859-3794  
List Number: 1263 Residential/Wetlands**

Alfred Wlodarczak was sworn in by R. Green

Appellant claim:

- Vacant land; non-use land dropped from street card.
- 4 acres usable land on new assessment.

The Board discussed the possibility of a clerical error for the coding of the property.

Board Decision: The correct code will be restored for the property. This should apply the proper charge. Appellant will be notified by mail of the Board's decision.

**7:15 PM James & Tiffany Cunningham 89 Rattlesnake Ledge Rd, Salem, CT 06420 860-859-0343  
List Number: 156 Vacant Land**

James Cunningham was sworn in by R. Green

Appellant Claim:

- Increase in assessment; vacant lot (.05 acres)
- Question of non-usable to usable on the street card

The Board discussed the possibility of a clerical error for the coding of the property.

Board Decision: The correct code will be restored for the property. This should apply the proper charge. Appellant will be notified by mail of the Board's decision.

**7:30 PM Cheryl Philopena 309 Rattlesnake Ledge Road, Salem, CT 06420  
Map Number: 11/29/002**

Rescheduled to April 14, 2012 10:45 AM

**7:45 PM Duane Gault 69 Scott Hill Road, Salem, CT 06420 860-460-1085**

**List Number: 320**

Duane Gault was sworn in by R. Green

Appellant Claim:

- Square footage in house is more than it should be (listed as 4300 livable sq. ft., actual is 3276 sq. ft.)

The Board discussed the house and the unfinished area over the garage.

D. Woronik will verify the space.

Board Decision: The Board will need to verify the unfinished area over the garage. No decision was made at this time. The Appellant will be notified by mail of the Board's decision.

**8:00 PM Stephen & Michelle Colewa 18 Sunset Rd, Salem, CT 06420 860-333-3960**

**Lot 41**

Stephen Colewa was sworn in by R. Green

Appellant Claim:

- Assessed value of property is too high
- 6 acres of property is wetlands; no deck on house, unfinished area over the garage
- Too many bathrooms and bedrooms are listed on the street card

The Board discussed the house, acreage, and area over garage. R. Green will inspect the property to verify the Appellant's claims.

Board Decision: No decision at this meeting. The Board will verify the condition of the property, unfinished area above garage and the amount of wetlands on the property. The appellant will be notified by mail of the Board's decision.

**8:15 PM Stanley & Constance Menitz 142 Way Rd, Salem, CT 06420**

**List Number: 759**

Constance Menitz was sworn in by R. Green.

Appellant Claim:

- Assessment on pool should be "zero" due to age and condition.

The Board discussed the size of the above ground pool, condition.

Board Decision: The Board will need to confirm the pool with the Assessor. The Appellant will be notified by mail of the Board's decision.

**8:30 PM Donna Renz 625 Hartford Road, Salem, CT 06420 203-913-9860**

**List Number: 659 160 Witch Meadow Road/Industrial**

Donna Renz was sworn in by R. Green.

Appellant Claim:

- Assessment too high on garage.

The Board discussed the square footage (15725), use of the garage.

Board Decision: No decision was made at this meeting. The Appellant will be notified by mail of the Board's decision.

**8:45 PM Todd Nechamen 89 Harris Rd, Salem, CT 06420 860-859-0000**

**List Number: 1057 243 Forsyth Road (Commercial)**

Rescheduled to Thursday, April 19, 2012 7:00 PM

**9:00 PM Todd Nechamen 89 Harris Rd, Salem, Ct 06420 860-859-0000**

**List Number: 1058 244 Forsyth Road (Commercial)**

Rescheduled to Thursday, April 19, 2012 7:15 PM

**9:15 PM Joe Carvalho 21 Silver Meadow Dr., Colchester, CT 06415 860-280-4784**

**List Number: 226712 42 Carvalho Drive**

Joe Carvalho was sworn in by R. Green.

Appellant Claim:

- No Certificate of Occupancy has been issued yet, Appellant does not think he should be paying taxes on the house yet; claims the house is only 65% complete.

Board Decision: Clarification will be done with the Assessor as to if a partial assessment was done on the property. The Appellant will be notified by mail of the Board's decision.

**9:30 PM**

**Deborah Cadwell**

**139 Witch Meadow Road, Salem, CT 06420**

**860-984-5753**

**List Number: 1257 Campground/Forestry**

Deborah Cadwell was sworn in by R. Green.

Appellant Claim:

- 17 acres changed from Forestry to Tillable A
- 45 acres of the campground is the same code
- Charge of \$5,000.00 per campsite; acreage is also being charged within the 45 acres (double charge?)

The Board discussed the possibility of the wrong schedule being used by the revaluation company for the Forestry acreage.

Board Decision: Clarification will be done with the Assessor for the Forestry/Tillable A code. They will also decide if the other claims are justified. No decision was made at this meeting. The Appellant will be notified by mail of the Board's decision.

Hearing adjourned at 9:40 PM.

Copies of Board of Assessment Appeals decision letters attached.

Respectfully submitted,  
Diane Weston  
Recording Secretary