

**BRIDGEWATER BOARD OF ASSESSMENT APPEALS**

Minutes – Meetings from March 8th, 9th and 10th, 2023  
Bridgewater Town Hall, 44 Main Street South, Bridgewater, CT 06752

Attended by: Diane Munson, Roberta Allen and Brad Goldstein

Meeting called to order by Roberta Allen at 6:35pm.

Review of minutes from last meeting held September 23, 2022. Motion made to approve minutes by Roberta Allen and seconded by Brad Goldstein.

Discussed terms of board members. Brad and Roberta's term will expire 11/2023. The party chairman will contact them later to see if they wish to run again.

Brad wishes to recuse himself from the hearing with 3 Landmark Drive, LLC/Dizengoff. It was agreed that no discussion or paperwork would be shared with him.

Reviewed changes made by Denise Pinter after inspections on the following:

239 Second Hill Road-Marie Coviello-removed view factor, lowered C factor on land for topography.

223 Hemlock Road-Candee Paprazzo-grade on house was A- lowered to B+, Depreciation code was Good changed to Average.

Approved by Diane Munson and seconded by Roberta Allen, all members in favor.

The following hearings took place on Wednesday, March 8, 2023:

Maryann Lacorazza, 79 Clapboard Road. The following changes were made: 4 bedrooms were changed to 3 bedrooms, kitchen grade changed from above average to average. Basement garage is only 1 car garage. Depreciation code for home was changed from Good to average. The assessment was decreased from \$552,000 to \$386,500. Motion made by Roberta Allen, seconded by Brad Goldstein, all in favor.

James and Robin Lillis, 60 Wewaka Brook Rd. House, Bldg #1, changed grade from C to C-, changed bath and kitchen style from Average to below Average. Changed depreciation code from average to Fair. Three quarter story created a section #2 due to only 45% complete. Bldg#2, Apartment residential garage changed grade from C+ to C-. Motion made by Roberta Allen, Seconded by Brad Goldstein, all in favor. The assessment was changed from \$437,700 to \$364,400.

Joshua and AnneMarie Governale, 100 Old Town Highway. No change after Vision made adjustments to appraised value of \$620,000, assessed value \$434,000. Motion made by Roberta Allen, seconded by Brad Goldstein, all in favor.

Kathleen Creighton rescheduled her hearing to Thursday, March 9, 2023, at 8pm.

Meeting adjourned at 8:57pm. Motion made by Brad Goldstein and seconded by Diane Munson. All in favor.

The meeting was reconvened at 6:30pm on Thursday, March 9, 2023. The following hearings took place:

Cheryl and Joseph Pinkos, 18 Blueberry Hill Rd. Depreciation adjustment made by Vision Hearing from Very Good to Good bringing the Market Value to \$592,900 from \$615,700 was fair. No change, motion made by Roberta Allen, seconded by Brad Goldstein, all in favor.

Dorothy Spencer, 220 Curtis Road. Changed depreciation code from Good to Average. Resulted in change of assessed value from \$336,400 to \$318,500 and appraised value from \$480,500 to \$454,900. Motion made by Roberta Allen, seconded by Brad Goldstein. All members in favor.

Paul and Adriana Stamati, 10 Landmark Drive. Changed grade from B+ to B. Decreased Assessed value from \$699,700 to \$668,500. Market value changed from \$999,500 to \$954,900. Motion made by Roberta Allen, seconded by Brad Goldstein, all in favor.

Kathleen Marie Creighton, 397 Hut Hill Road. Changed grade from B- to C+. Decreased assessed value from \$429,900 to \$402,500. Appraised value from \$614,200 to \$575,000. Motion made by Roberta Allen, seconded by Brad Goldstein. All in favor.

Dennis and Kristin MacDonald, 20 Mine Hill Road East. Changed grade from B to B-. Added 14x20 garage with a grade and condition of good. Decreased assessed value from \$453,100 to \$435,500 and appraised value from \$647,200 to \$621,900.

Meeting adjourned at 9:50pm. Motion made by Brad Goldstein and seconded by Roberta Allen. All in favor.

The meeting was reconvened at 6:53pm on Friday, March 10, 2023.

Robert Hellman and Laurey Mogil in reference to 36 Keeler Road, representd by Attorney Jeffrey Coploff. Changed grade from B to B- resulted in a decrease in appraised value from \$750,300 to \$690,400 and decreased assessed value from \$525,300 to \$483,400. Motion made by Brad Goldstein and seconded by Roberta Allen. All in favor.

Helen and Michael MacDonald in reference to 94 Curtis Road, represented by Attorney Jeffrey Coploff Requires an inspection by assessor's office for outbuildings and interior of home. To be tabled until meeting on Thursday, March 16<sup>th</sup> at 6:30pm.

Michael Gustavson, 79 Wewaka Brook Rd. represented by Richard Gustavson. Changed grade from C- to D+, changed depreciation back to Fair from Average. Changed condition factors on land back to .65 from .95 for the 4 acres and .50 from 1 for the .06 acres. Resulted in decrease from \$302,900 to \$214,800 for the appraised value and from \$212,100 to \$150,300 assessed value. Motion made by Brad Goldstein, seconded by Roberta Allen. All in favor.

Richard and Patricia Gustavson, 141 Stuart Rd East. For home changed grade from C+ to C- and depreciation from Good to Average resulting in a decrease from \$1,049,100 to \$966,500 for appraised value and decrease from \$504,010 to \$446,110 for assessed value. Motion made by Brad Goldstein, seconded by Roberta Allen, all in favor.

3 Landmark Drive, LLC represented by Betsy and Ira Dizengoff. Matter has been tabled to determine need to be referred to counsel for advice. Brad Goldstein recused himself from this hearing. No discussion on this matter was discussed in front of him. Only Diane Munson and Roberta Allen were present for this hearing.

Meeting adjourned at 9:55pm. Motion made by Diane Munson, seconded by Roberta Allen. All in favor.

*Diane Munson*  
Chairperson