



BOARD OF ASSESSMENT APPEALS MINUTES

**Tuesday March 10, 2026 – 6:00 PM - 84 South Main Street, Cheshire, CT 06410
Room 209**

PRESENT: Laura DeCaprio (Chair), Michael O'Brien, Harold Jordan, Jr.

A. CALL TO ORDER

Chair Laura DeCaprio called the meeting to order at 6:00 PM

B. ROLL CALL and PLEDGE OF ALLEGIANCE

The roll was called, and a quorum was present.

Everyone stood and recited the Pledge of Allegiance.

C. HEAR APPEALS:

Petition # 1: Hartford Health Care – multiple properties

6: 05 PM

The Board heard an appeal from Renata Cook and Annamaria Tegarini for Hartford Health Care appealing a penalty late fee for declarations not received timely for multiple properties in Cheshire.

Annamarie explained that paperwork was accidentally mailed to the Town of Colchester in November 2025. She requested the date and time stamp of the documents received by the Town of Colchester but that was not returned.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision expected about 2 weeks after their meeting.

Petition # 2: Airgas, P.O. Box 6675, Radnor, PA. Phone meeting; 6:24 PM to 6:42 PM

Chairman DeCaprio made four phone call attempts to reach Thomas Galm but the calls went into voicemail.

Petition # 3: Airgas, P.O. Box 6675, Radnor, PA. Property # 2; Phone meeting;

Chairman DeCaprio made four phone call attempts to reach Thomas Galm but the calls went to voicemail.

Petition # 4: Stonebridge Crossing, 2061 Hyland Ave, Cheshire, CT. 6:45 PM

The Board heard an appeal from John Eppenstein representing Ryan, LLC requesting a re-evaluation of property because it is not 100% fully open. Additionally, based on the income analysis for year ending 12/31/2025, not all businesses are operating yet and it is too early to estimate operating expenses.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision which is expected about 2 weeks after their meeting.

Petition # 5: 151 Victoria Drive, Cheshire, CT 6:56 PM

The Board heard an appeal from Paul Kingerman requesting an update to the field card for this property. Mr. Kingerman plans to sell the home and would like information on the property updated. The field card reports home square footage is 2800 sq. ft which is incorrect. Also the room above the garage is not finished.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision expected about 2 weeks after their meeting.

Petition # 6: 594 South Brooksvale Rd, Cheshire, CT 7:05 PM

The Board heard an appeal from John Ricci, Melony and Hunter Williams requesting a review of the property assessment. The house, which was built in 1887, is in the historic district. The property also has a telephone pole in the back yard with no easement. Ricci's also researched comparable properties with lower valuations.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision expected about 2 weeks after their meeting.

Petition # 7: 40 Copper Valley Court, Cheshire, CT. 7:26 PM

The Board heard an appeal from Anatoly Ustyanich requesting a review of the property assessment value. Mr. Ustyanich made a request for this before but did not receive a response nor did he see any changes in his assessment. In addition, the valuation has increased over the last three years. Mr. Ustyanich also noted that he cannot use 25% of the property due to the easement for Algonquin Gas. He also has not had a chance to discuss this with the Town Tax Assessor.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision expected about 2 weeks after their meeting

Petition # 8: 2 Turnberry Court, Cheshire, CT 7:38 PM

The Board heard an appeal from Karl and Lynn Krie requesting a review of the property assessment value. The Krie's have lived on the property for 2 years and have noticed their valuation is much higher than similar properties on their street. Additionally, they shared that their basement is unfinished, all bathrooms are original to the home, and the kitchen was upgraded about 10 years ago. They also pay a special tax for their complex.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision expected about 2 weeks after their meeting

The Board heard an appeal from Ellen McKinley requesting a review of the property assessment value. Ms. McKinley said there are no errors on the property field card but compared to other homes, her basement is not finished, the home is sided with pine, the kitchen and bathrooms have not been updated, and the windows are original. The roof was replaced five years ago.

The board advised they will be meeting next week to discuss the appeal and inform them by mail of their decision expected about 2 weeks after their meeting

D. Adjournment:

Mr. O'Brian made a motion to adjourn the meeting.

Mr. Jordan made a second motion to adjourn the meeting.

The meeting was adjourned at 8:07 PM

Attest: Celine L'Heureux 
Celine L'Heureux, Minutes Clerk

BAA SIGN-IN 3/10/2026

<u>ADDRESS</u>	<u>TIME</u>	<u>NAME</u>
280 S MAIN ST -HARTFORDHEALTH	5:51	Penata Cook Annamaria Tegarini
AIRGAS USA LLC		
2061 HIGHLAND AVE	6:36	John Eppenstein
151 VICTORIA DR	6:47	Paula Klingerman
594 S BROOKSVALE RD	7:00	John & Ricci
40 COPPER VALLEY CT	7:28	Anatoly Ustyaniich
2 TURNBERRY CT	7:30	Karl Kriz
391 RADMERE RD	7:42	