



BOARD OF ASSESSMENT APPEALS MINUTES

**Wednesday March 11, 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: 448 Mixville Rd, Cheshire, CT

6:05 PM

The Board heard an appeal from Marie Ecke requesting a change to condition on her property field card. Ms., Ecke shared that the house needs some upgrades such as windows, flooring, insulation, and exterior painting. The finished basement opens to a patio but there is water issues in the basement. The property has also suffered some damage from renters.

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: 206 Memory Lane, Cheshire, CT

6:32 PM

Petition # 3: 208 Memory Lane, Cheshire, CT

6:32 PM

Petition # 4: 210 Memory Lane, Cheshire, CT

6:32 PM

Petition # 5: Lot on Memory Lane, 1690, Cheshire, CT

6:32 PM

The Board heard an appeal from John Marenholz (Camlen, LLC) on Petitions 2,3,4 & 5 requesting a re-evaluation of the open lots. Mr. Marenholz purchased the lots which are zoned for development But uses the land for farming. The lots have been assessed as building lots and the use if farming and he Would like them assessed based on the use for farming.

Mr. O'Brien made a suggestion that he pull the lots together to make one big lot and have them Appraised for farming use. The he can perhaps go to Planning and Zoning and have the use adjusted for best use as farming.

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: 1283 Rice Ave, Cheshire, CT.

6:49 PM

The Board heard an appeal from Phillip Capuzzi representing Ryan, LLC requesting a re-evaluation of property. Mr. Capuzzi has seen a tax increase of 24% since January of 2024. This property does not have finished a basement, there is one fireplace which does not span floor to ceiling, there is no central air, and the two bathrooms are original. The kitchen does have granite counters and new cabinets which are two years old. He has slowly been replacing windows.

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 # 7: 740 Cook Hill Road, Cheshire, CT

7:10 PM

The Board heard an appeal from Robert Gula requesting re-evaluation of the property. Mr. Gula's home, which was built in 1887, has a brown stone foundation, a 27-year-old furnace, 750-gallon septic tank, and 100-amp service. Mr. Gula consulted with the company Equality about his property field card which lists the house condition as 'Good' and questions if this condition category is correct for the property.

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: 62 Mountain Rd, Cheshire, CT

Cancelled.

Petition # 9: 447 Spring St, Cheshire, CT

7:26 PM

The Board heard an appeal from Stephen Zacchigna who was requesting a re-evaluation of the property. Mr. Zacchigna moved into the ranch home late in 2023. It is an older home with no significant updates, but the property tax has increased 23%. His assessment is much higher than comparable properties near his home. The field card for this property lists the condition as 'Very good.' The basement is finished but there is no heat. There is also no central air.

Mr. O'Brien suggested sending in pictures of the property to assist the board with their evaluation.

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 # 10: 1116 Wallingford Rd, Cheshire, CT

7:45 PM

The Board heard an appeal from Steven Bielitz requesting an adjustment to the field card for the property. The house is not inhabitable and has been vacant for a few years. All utilities have been disconnected. This historic home is an early New Haven colony house built in 1750 that will be saved by dismantling it and moving it off the property. The land will then be sold as a building lot for a new home. Mr. Bielitz also noted that 35 – 40% of the property is wetlands.

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 (Fab)
Celine L'Heureux, Minutes Clerk

BAA SIGN-IN 3/11/2026

<u>ADDRESS</u>	<u>TIME</u>	<u>NAME</u>
448 MIXVILLE RD	5:50	W. 06
206 MEMORY LANE	5:57	John
208 MEMORY LANE	5:57	John
210 MEMORY LANE	5:57	John
MEMORY LANE M16 L90	5:57	John
1283 RICE AVE	6:27	John
740 COOK HILL RD	6:40	John
62 MOUNTAIN RD	2:17 PM	wife called to cancel
447 SPRING ST	7:15	Shirley
1116 WALLINGFORD RD	7:30	Steve BIEUTZ