

CHAIRPERSON  
DAWN PEARSON

MEMBER  
LAWRENCE CASEY

MEMBER  
R. STEPHEN ONOFRIO



## TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471  
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

### Board of Assessment Appeals

March 5, 2025

#### MINUTES SPECIAL MEETING MARCH 4, 2025

Chairperson Dawn Pearson, called the Board of Assessment Appeals Special Meeting to order on Tuesday, March 4, 2025 at 6:00 p.m. Also present were members R. Stephen Onofrio and Lawrence Casey.

The minutes of the March 3, 2025 special meeting were read. Lawrence Casey made a motion to approve the March 3, 2025 special meeting minutes. R. Stephen Onofrio seconded; all approved.

The following appeals were scheduled, heard and/or acted upon:

1. Palma, Donato – 59 Wood Chase Ln – Real Estate – List #5665 – Reason for appeal: overvalued – BAA action: **NO CHANGE**
2. Crismale, Kara – 747 Forest Rd – Real Estate – List #3810 - Reason for appeal: 2024 assessment not accurate, fair or reasonable – BAA action: square footage is accurate. Property is undervalued. **INCREASE** appraised value to \$604,655.
3. Hanratty, Peter & Debra – 74 Forest View Rd – Real Estate – List #2033 - Reason for appeal: assessment overvalues the property – BAA action: **REDUCE** appraised value to \$350,000.
4. Forcinelli, Marc & Laura – 116 Summit Dr – Real Estate – List #61 - Reason for appeal: assessment too high compared to other homes – BAA action: **NO CHANGE**
5. Dipino, Michael & Clare – 159 Summit Dr – Real Estate – List #1201 - Reason for appeal: inaccuracy and misleading premise – BAA action: **NO CHANGE**
6. Tetrault, Darryl & Yuka – 934 Totoket Rd – Real Estate – List #5854 - Reason for appeal: inconsistent valuation compared to adjacent home – BAA action: **NO CHANGE**
7. Monaco, Gail – 222 Clintonville Rd – Real Estate – List #2035 - Reason for appeal: high assessment – BAA action: **NO CHANGE**
8. Gagliardi, Bernard & Maria Lisa – 2 Maria Todd Rd – Real Estate – List #5305 - Reason for appeal: extreme increase in assessment – BAA action: **NO CHANGE**
9. Nuterangelo, Mark – 26 Walnut Ln – Real Estate – List #17 - Reason for appeal: land appraisal too high, not in line with neighbor's parcels – BAA action: **REDUCE** appraised value to \$382,000.

10. Sguegia, Frances – 40 Butternut Rd – Real Estate – List #3661 - Reason for appeal: appraisal value by the Town of North Branford is too high – BAA action: **REDUCE** appraised value to \$450,000.
11. Stadolnik, Peter & Lisa – 3 Farmington Dr – Real Estate – List #6017 - Reason for appeal: error in assessment calculation – BAA action: **REDUCE** appraised value to \$730,000.
12. Landino, Vincenzo – 48 Line St – Real Estate – List #991 - Reason for appeal: lower valuation – BAA action: **NO CHANGE**
13. Telles, Raul & Arina – 149 Beech St – Real Estate – List #2568 - Reason for appeal: comparable homes and house condition – BAA action: **REDUCE** appraised value to \$400,000.
14. Malavasi, Mark & Rizalina – 6 Blue Jay Dr – Real Estate – List #2159 - Reason for appeal: appraisal too high – BAA action: **REDUCE** appraised value to \$435,000.
15. Taylor, Lawrence – 97 Skylark Dr- Real Estate – List # 3757 - Reason for appeal: unaffordable, no improvements since 2006 – BAA action: **NO CHANGE**
16. Beecher, Vicki – 52 Conifer Dr – Real Estate – List #278 - Reason for appeal: appraisal too high – BAA action: **NO CHANGE**
17. Marshfield Benham LLC – Commercial Real Estate – List #2870 - Reason for appeal: property overvalued and over assessed – BAA action: **REDUCE** appraised value to \$9,371,132.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,



Jessica Dellacamera  
Clerk, Board of Assessment Appeals