



TOWN OF SOMERS
BOARD OF ASSESSMENT APPEALS

REGULAR MEETING MINUTES

Wednesday, March 11, 2026

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ASSESSOR'S OFFICE
SOMERS, CT

CALL TO ORDER: Chairman Della Froment called the meeting to order at 5:29pm.

Members present: Della Froment, Chair, Keith Burger and Christophe Huestis members,

Appeal from George Mentak of 45 Tanglewood Dr. states he owns a Stonington Model I at 1680 square feet and the garage is 400 square feet not 1762 square feet and 440 square feet as represented on street card. Also stated that the generator was installed in 2022. Did have a phone interview with Vision and no change was made. Presented to the board 7 comparables within Somers Village of 10, 38,62,113,118,154 and 170 Nutmeg Dr.

Appeal from Nancy Cole of 133 Root Rd filed final business personal property declaration on December 8, 2025, after first filing declared N/A on all categories. Stated that all equipment is older and completely on-line web designs. Declaration states #16 has gross total of depreciated value of 581.05 and #20 of depreciated value of 345.80. Total depreciated value of 926.85.

Appeal from Wayne Wegrzyn of 15 Heritage Dr states that the house is all original in 2003. Gave listing of comparables and pictures showing that they have done no maintenance. The comparables he presented are 32 Michele Dr, 63 Maple Ridge, 491 Main St, 100 Sokol Rd and 20 Battle St.

Appeal from Diana Courtney of 10 Newsome Ave was formally a rental and is in original 1985 condition and has over 30-year roof. Many structural issues and condition problems. Presented interior and exterior photos.

Appeal from James R Caldwell of 98 Nutmeg Dr appealing CGS 12-81(83) , PA25-2 PA 24-46 with the 100% Permanently and Totally Disabled Service-Connected Disability.

Appeal from Suzanne Calvanese of 91 Springfield Rd. states that ceiling has crack in living room, needs windows. Appellant states that the real changed to good condition but was not interior inspected. Feels traffic is a issue to the value.

Appeal from Jean Hutton Revocable Trust Mr. Rick Hutton represented ownership. States pools is over 50 years old and should not have any value but did state that they do uses it, they stated they are on the third liner and costs more than \$100 per month to have,

Appeal from Yvonne Ordonez of 36 Birch Hill Rd states house has significantly deferred maintenance and would cost about 129K to update house. House has flex and corrugated duct work and is coming apart. Stated that there is very little air flow. Presented quotes on replacing and repairs.

Appeal from David Robbins of 14 Blue Ridge Dr states that no deferred maintenance has been done and everything needs to be done. Stated back porch is a tear down, ceilings shows roof leaks, kitchen is original and has electric heat.

Appeal from Richard and Susan Ryder of 5 Royal Manor states that no work has been done to the property and why at B-? requests that it be a C or C- and it is average original 2000 condition. States that the garage across the street on Hall Hill RD is an issue. Appellant states that at the 2020 reval was changes were not reflected on the 2025 street card that it should go back to the 2020 data. Presented photos of neighborhood.

Adjourned at 8:16 pm.

Respectfully submitted by Della Froment, Chairman