

NORFOLK BOARD OF ASSESSMENT APPEALS

Regular Meeting
March 11, 2025 @ 5:30 p.m.
Approved April 17, 2025



Minutes

Present: Walter Godlewski - Chair, Eric Gundlach and William Thomas.

1. Call to Order – 5:30 p.m.

2. Roll Call -

3. Approval of Minutes –

A motion to approve the minutes from the March 8, 2025, meeting was made by Eric Gundlach, seconded by William Thomas, and approved unanimously.

4. Hearings –

A. Peter and Amy Bernstein Family LLC (Peter Bernstein) – 366 Doolittle Drive

B. Seamus and Stephanie Muzzulin – 618 North Street

C. John and Michelle Brazil – 17 Smith Road

D. Albert and Lorraine Preece – 111 Goshen East Street

E. Mary Beth Whalen – 25 Shepard Road

F. Ena Sharples LLC (Daniel Kennedy, agent) – 281 Mountain Road

G. Alissa Churchill Living Trust (Tom Carley, trustee) – 36 Roughland Road

A motion to temporarily close hearings and begin deliberations was made by Walter Godlewski, seconded by Eric Gundlach, and approved unanimously.

5. Deliberations –

Walter Godlewski reported on a site visit with RaeAnn Walcott, the Norfolk Assessor, to the Allyn property at 260 Ashpohtag Road on March 7, 2025. The Board began discussing the appeals heard at the March 6, 2025 meeting and made preliminary determinations with respect to the appeals.

A motion to temporarily close deliberations and resume hearings was made by Waler Godlewski, seconded by Eric Gundlach, and approved unanimously.

6. Hearings –

H. Allen and Elizabeth Beaune – Motor vehicle

A motion to close hearings and resume deliberations was made by Walter Godlewski, seconded by Eric Gundlach, and approved unanimously.

7. Deliberations –

The Board resumed discussing the appeals heard at the March 6, 2025, March 8, 2025, and March 11, 2025 meetings and made preliminary determinations with respect to the appeals. Eric Gundlach recused himself from the discussion and preliminary determination with respect to Colleen Gundlach's appeal.

8. Post-Hearings Meeting with Assessor –

The Board met with the Norfolk Assessor to obtain additional information and discuss its preliminary determinations.

9. Votes –

- A. K2 Doolittle LLC – 452 Doolittle Drive
Appeal denied
- B. DST Investments, LLC – 97 Greenwoods Road East
2024 GL Assessed \$325,640 BAA Assessed \$253,190
- C. Redford – 85 Greenwoods Road East
2024 GL Assessed \$294,070 BAA Assessed \$218,330
- D. Anderson – 93 Greenwoods Road East
Appellant did not appear at hearing
- E. Saxe – 215 Litchfield Road
Appeal denied
- F. Buyak – 214 Old Goshen Road
2024 GL Assessed \$329,630 BAA Assessed \$306,810
- G. Leskanic – 174 Old Goshen Road
2024 GL Assessed \$310,660 BAA Assessed \$287,980
- H. Cyr – 110 Old Goshen Road
2024 GL Assessed \$154,980 BAA Assessed \$148,120
- I. Cyr – 114 Old Goshen Road
2024 GL Assessed \$421,260 BAA Assessed \$412,160
- J. McLellan – 11 Smith Road
Appellant did not appear at hearing

K.	Allyn – 260 Ashpohtag Road		
	2024 GL Assessed	\$359,100	BAA Assessed \$260,960
L.	Van Buren – 286 Litchfield Road		
	2024 GL Assessed	\$244,930	BAA Assessed \$186,340
M.	Hofstatter – 90 Greenwoods Road West		
	2024 GL Assessed	\$85,470	BAA Assessed \$70,000
N.	Geysens – 106 Colebrook Road		
	2024 GL Assessed	\$250,530	BAA Assessed \$207,270
O.	Coffey – 13 Emerson Street		
	Appeal denied		
P.	EEM Properties LLC – 365 Greenwoods Road East		
	2024 GL Assessed	\$728,910	BAA Assessed \$697,760
Q.	Klevin – 319 Old Goshen Road		
	2024 GL Assessed	\$476,000	BAA Assessed \$443,520
R.	Cooley – 90 Sunset Ridge Road		
	Appeal denied		
S.	Bennett – 63 Ashpohtag Road		
	2024 GL Assessed	\$283,500	BAA Assessed \$216,300
T.	Vaun – 73 Elmore Road		
	2024 GL Assessed	\$639,030	BAA Assessed \$635,180
U.	Roseman – 266 Lovers Lane		
	Appellant did not appear at hearing		
V.	Kennedy/Hascup – 49 Ashpohtag Road		
	2024 GL Assessed	\$282,520	BAA Assessed \$253,750
W.	Schemmer – 360 North Street		
	2024 GL Assessed	\$646,940	BAA Assessed \$644,840
X.	Schemmer – 362 North Street		
	2024 GL Assessed	\$213,150	BAA Assessed \$176,750
Y.	Peter and Amy Bernstein Family LLC – 366 Doolittle Drive		
	2024 GL Assessed	\$542,850	BAA Assessed \$488,460
Z.	Muzzulín – 618 North Street		
	2024 GL Assessed	\$293,790	BAA Assessed \$272,790
AA.	Brazil – 17 Smith Road		
	2024 GL Assessed	\$302,820	BAA Assessed \$279,650

BB. Preece – 111 Goshen East Street
2024 GL Assessed \$271,250 BAA Assessed \$262,710

CC. Whalen – 25 Shepard Road
Appeal denied

DD. Ena Sharples LLC – 281 Mountain Road
Appeal denied

EE. Alissa Churchill Living Trust – 36 Roughland Road
Appeal denied

FF. Beaune – 2024 Sunset Trailer
2024 GL Assessed \$16,355 BAA Assessed \$14,995

A motion to approve the above decisions A-FF was made by Eric Gundlach, seconded by Walter Godlewski, and approved unanimously.

GG. Gundlach – 223 Old Goshen Road
2024 GL Assessed \$249,900 BAA Assessed \$225,610

A motion to approve the above decision GG was made by William Thomas and seconded by Walter Godlewski. Eric Gundlach recused himself from the vote.

10. Adjournment –

A motion to adjourn was made at 9:44 p.m. by Eric Gundlach, seconded by William Thomas, and approved unanimously.

Respectfully submitted,

Walter Godlewski, Chair