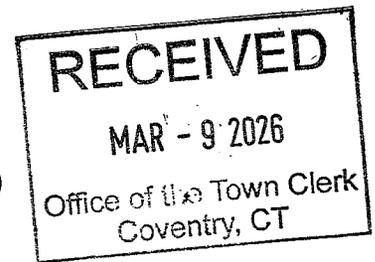


**Town Coventry CT Board of Assessments Appeal (BAA)
Meeting Agenda
March 7, 2026
9:00am
Town Hall, Conference Room B
(Draft) Minutes**



Attending: Carolyn Arabolos, Barbara Riordan Phillip Bouchard, Carolyn Gerrity, and Joan Lewis.
Absent: None.

1. Carolyn Arabolos called the meeting to order at 9:02am.
2. Approval of Agenda: Motion made by Ms. Riordan and seconded by Mr. Bouchard.
 - a. Second motion made by Ms. Arabolos to add Logistics. Motion to approve amended agenda made by Ms. Riordan and seconded by Mr. Bouchard. All in favor.
 - b. Logistics: Ms. Arabolos updated BAA members to get appellant documentation in-person.
3. Minutes: Motion made to approve Meeting Minutes of February 19, 2026, by Ms. Lewis and seconded by Mr. Bouchard. All in favor.
4. Appeals: Six appeals were heard from 9:15am - 11am. Deliberation results found below.
5. Deliberations:
 - a. Nuno Martins, 404 Woodmont Dr, Coventry 06238 – R06171
 - i. Adjustment: \$0
 - ii. Reason: Appellant case unproven, focus on taxation instead of appraised or assessed real estate value.
 - iii. Motion made by Ms. Riordan and seconded by Mr. Bouchard. All in favor.
 - b. Shi Guang Lu, New Panda Garden, Inc, 1364 Main St, Coventry, CT 06238 mailing: P.O. Box 616, Coventry, CT 06238 - Personal Property
 - i. Adjustment: \$3,200
 - ii. Reason: Code 16 kitchen equipment depreciation too low. Code 20 cashier system inaccurately assessed as newer electronic.
 - iii. Motion made by Mr. Bouchard and seconded by Ms. Lewis. All in favor.
 - c. Justin and Tammy Sanborn, 230 Kings Rd, Coventry, CT 06238 – R03514
 - i. Adjustment: \$39,060 assessment reduction
 - ii. Reason: Condition of property described in appellants December 2025 appraisal is the same as at revelation in 2024.
 - iii. Motion made by Mr. Bouchard and seconded by Ms. Riordan. All in favor.

- d. Christine Leach, 128 Woodland Rd, Coventry, CT 06238 – R03272
 - i. Adjustment: To be determined at later date.
 - ii. Reason: Board will review documentation in more depth.
 - iii. Motion made by Ms. Arabolos and seconded by Ms. Riordan. All in favor.
 - e. Jonathan Pinter, 13 Windy Hill Rd, Coventry, CT 06238 – R06802
 - i. Adjustment: \$46,900 assessment reduction
 - ii. Reason: Barn categorization changed to outbuilding with lean to square footage removed, and fireplace removed to non-functioning façade.
 - iii. Motion made by Mr. Bouchard and seconded by Ms. Lewis. All in favor.
6. Adjournment: Ms. Lewis made a motion, seconded by Ms. Riordan to adjourn the meeting at 11:47am. All in favor.

Next meeting scheduled for Thursday, March 12, 2026, Conference Room B.

Respectfully submitted,

Carolyn Gerrity
Secretary
Board of Assessment Appeals