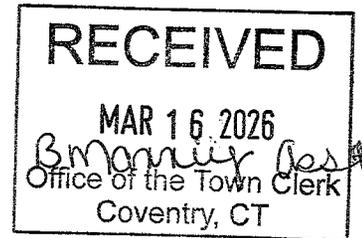


**Town Coventry CT Board of Assessments Appeal (BAA)**  
**March 12, 2026**  
**6:30 pm**  
**Town Hall, Conference Room B**  
**(Draft) Minutes**



Attending: Carolyn Arabolos, Barbara Riordan Phillip Bouchard, Carolyn Gerrity, and Joan Lewis.

1. Carolyn Arabolos called the meeting to order at 6:39 pm.
2. Approval of Agenda: Motion made by Mr. Bouchard and seconded by Ms. Lewis. All in favor.
3. Minutes: Motion made to approve Meeting Minutes of March 7, 2026, by Ms. Lewis and seconded by Mr. Bouchard. All in favor.
4. Appeals: Eleven appeals were heard from 6:30pm – 8:34pm.
5. Deliberation results found below.
6. Deliberations:
  - a. Christine Leach, 128 Woodland Rd, Coventry, CT 06238 – R03272 Appeal heard for land only on March 7, 2026
    - i. Adjustment: \$21,598 reduction.
    - ii. Reason: Changed view category from obstructed waterfront to seasonal view.
    - iii. Motion made by Mr. Bouchard and seconded by Ms. Riordan. All in favor.
  - b. Joesph Wall/Leigh Deffley, Wall Excavation & Home Improvement, 301 Broad Way, Coventry 06238 - Personal Property
    - i. Adjustment: To be determined during March 21, 2026 meeting.
    - ii. Reason: Board will speak with Assessor for clarification.
    - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.
  - c. Mark Carilli, Mark the Builder LLC, 463 Root Rd, Coventry, CT 06238 - Personal Property
    - i. Adjustment: To be determined during March 21, 2026 meeting.
    - ii. Reason: Board will review documentation in more depth.
    - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis.
  - d. Steven Blanchard, 763 Wrights Mill Rd, Coventry, CT 06238 – R00445
    - i. Adjustment: To be determined during March 21, 2026 meeting.
    - ii. Reason: Board will work with Assessor to clarify condition definitions.
    - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.

- e. Ronald and Kelly Moser, Bread & Milk St, Coventry, CT 06238 – Map 09 Lot 22
  - i. Adjustment: \$98,630 reduction
  - ii. Reason: Applied State certified PA490 farmland status; applied regulated per acre assessed value.
  - iii. Motion made by Ms. Gerrity and seconded by Mr. Bouchard. All in favor.
- f. Nathan Primus, Imperial Development, 12 Wolf Hill Rd, Coventry, CT 06238 – R06879
  - i. Adjustment: To be determined during March 21, 2026 meeting.
  - ii. Reason: Board will review documentation in more depth.
  - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.
- g. Nathan Primus, Imperial Development, 24 Wolf Hill Rd, Coventry, CT 06238 – R06880
  - i. Adjustment: To be determined during March 21, 2026 meeting.
  - ii. Reason: Board will review documentation in more depth.
  - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.
- h. Nathan Primus, Imperial Development, 36 Wolf Hill Rd, Coventry, CT 06238 – R06881
  - i. Adjustment: To be determined during March 21, 2026 meeting.
  - ii. Reason: Board will review documentation in more depth.
  - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.
- i. Nathan Primus, Imperial Development, 41 Wolf Hill Rd, Coventry, CT 06238 – R06873
  - i. Adjustment: To be determined during March 21, 2026 meeting.
  - ii. Reason: Board will review documentation in more depth.
  - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.
- j. Nathan Primus, Imperial Development, 45 Wolf Hill Rd, Coventry, CT 06238 – R06872
  - i. Adjustment: To be determined during March 21, 2026 meeting.
  - ii. Reason: Board will review documentation in more depth.
  - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.
- k. Nathan Primus, Imperial Development, 51 Wolf Hill Rd, Coventry, CT 06238 – R06872
  - i. Adjustment: To be determined during March 21, 2026 meeting.
  - ii. Reason: Board will review documentation in more depth.
  - iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.

I. Nathan Primus, Imperial Development, 54 Wolf Hill Rd, Coventry, CT 06238 – R06872

- i. Adjustment: To be determined during March 21, 2026 meeting.
- ii. Reason: Board will review documentation in more depth.
- iii. Motion made by Ms. Arabolos and seconded by Ms. Lewis. All in favor.

7. Adjournment: 8:34pm made a motion, seconded by Ms. Lewis to adjourn the meeting at Mr. Bouchard pm. All in favor.

Next meeting scheduled for Saturday, March 21, 2026, 9:00am Conference Room B.

Respectfully submitted,

Carolyn Gerrity  
Secretary  
Board of Assessment Appeals