



City of Warwick

BOARD OF ASSESSMENT REVIEW
3275 POST ROAD
WARWICK, RI 02886
(401) 738-2005

Christopher J. Stephenson, Chairman
John T. Carroll Esq., Member

Board of Assessment Review Hearing - Minutes March 02, 2020 - 3:30 PM Warwick City Hall Lower Level Conference Room

1. Meeting called to order at 3:32 PM

2. Roll Call

Christopher J. Stephenson, Chairman ✓
John T. Carroll Esq., Member ✓
Neal Dupuis, Tax Assessor ✓

3. Approval of minutes from February 19, 2020 meeting

- a. Chris made motion to accept the minutes, John seconded, Motion carried 2-0

4. Old Business

2019-312 295-0014-0000 STRATEGIC INVESTMENTS LLC 1035 POST RD

Appearing: Attorney Joseph Brennan

Action: Reduce assessment to \$330,000

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-317 295-0013-0000 STRATEGIC INVESTMENTS LLC 1041 POST RD

Appearing: Attorney Joseph Brennan

Action: Reduce assessment to \$125,000

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-211 301/0549/0000 JARVCO LLC SERIES 1 34 URBAN AVE

Appearing: Mr. Jarvie

Action: Reduce assessment to \$256,500

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-212 298/0080/0000 JARVCO LLC SERIES 1 1058 POST RD

Appearing: Mr. Jarvie

Action: Reduce assessment to \$175,000

Moved by: Chris

Seconded by: John

Vote: 2-0



City of Warwick

BOARD OF ASSESSMENT REVIEW
3275 POST ROAD
WARWICK, RI 02886
(401) 738-2005

Christopher J. Stephenson, Chairman
John T. Carroll Esq., Member

2019-256 273-0273-0000 PICERNE COMMERCIAL POOL LLC 75 LAMBERT LIND HWY

Appearing: Mr. St Cyr

Action: Reduce assessment to \$2,850,000

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-261 329-0279-0000 ROUN, GARRISON & BERNACHE, DIANE 15 LEIGH ST

Appearing: Mr. Roun

Action: Reduce assessment to \$327,200

Moved by: Chris

Seconded by: John

Vote: 2-0

5. New Business

a. The Board will hear the following appeals and take action to approve, continue, table dismiss and/or deny:

2019-025 377-0358-0000 BELMORE, BETTY 33 MORGAN AVE

Appearing: Betty Bellmore

Action: Motion to continue to allow owner to obtain a Market Analysis or CMA

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-042 312-0430-0000 CALABRO, CAROLYN & FORTUNATO 100 ELBERTA ST

Appearing: Mr. Calabro

Action: Motion to continue to allow owner to obtain a Market Analysis or CMA

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-098 301-0058-0000 MONTELIBERTO, MARSHA T 103 BIRCH ST

Appearing: Marsha Monteliberto

Action: Motion to continue to allow owner to obtain a Market Analysis or CMA

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-179 376-0248-0000 WILLIAMS, JOHN 22 SEMINOLE ST

Appearing: Appeal withdrawn by property owner prior to hearing

Action:

Moved by:

Seconded by:



City of Warwick

BOARD OF ASSESSMENT REVIEW
3275 POST ROAD
WARWICK, RI 02886
(401) 738-2005

Christopher J. Stephenson, Chairman
John T. Carroll Esq., Member

Vote: 2-0

2019-316 220-0099-0038 CIPOLLA, MICHAEL & CLAUDIA 4430 POST RD

Appearing: Nobody

Action: Motion to Deny

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-328 223-0080-0000 CARR, STEVEN & DEANNE 120 HEDGEROW DR

Appearing: Deanne Carr

Action: Motion to continue to allow owner to obtain a Market Analysis or CMA?

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-327 247-0180-0000 SHI-II WARWICK LLC 55 TOLLGATE HILL FARM RD

Appearing: Nobody

Action: Motion to Deny

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-334 229-0057-0000 COHEN, STEVEN & MARDENLI, LISA 347 SLEEPY HOLLOW FARM DR

Appearing: Owner requested to reschedule prior to the meeting

Action:

Moved by:

Seconded by:

Vote: 2-0

2019-340 313-0131-0000 SPRING GREEN CORP 1560 WARWICK AVE

Appearing: Michael P. Miano, Marvin F Poer Co.

Action: Motion to Deny

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-341 245-0009-0000 WWARWICK LLC 3314 POST RD

Appearing: Michael P. Miano, Marvin F Poer Co.

Action: Motion to Deny

Moved by: Chris

Seconded by: John

Vote: 2-0



City of Warwick

BOARD OF ASSESSMENT REVIEW
3275 POST ROAD
WARWICK, RI 02886
(401) 738-2005

Christopher J. Stephenson, Chairman
John T. Carroll Esq., Member

2019-342 260-0003-0000 LINK COMMERCIAL PROPERTIES LLC 832 TOLL GATE RD

Appearing: Michael P. Miano, Marvin F Poer Co.

Action: Motion to Deny

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-343 260-0001-0000 LINK COMMERCIAL PROPERTIES LLC 1074 BALD HILL RD

Appearing: Michael P. Miano, Marvin F Poer Co.

Action: Motion to Deny

Moved by: Chris

Seconded by: John

Vote: 2-0

2019-354 373-0200-0000 CARLSTEN, GEORGE & JENNIFER 51 EIGHTH AVE

Appearing: Mr. Carlsten

Action: Motion to continue to allow owner to obtain a Market Analysis or CMA

Moved by: Chris

Seconded by: John

Vote: 2-0

6. Announcements

Neal announced that Denise Patnode had withdrawn her appeal after speaking with a local Realtor

7. Adjournment at 6:45 PM