



# Town of Plymouth

## Assessor's Office

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Assessor

March 19, 2026

### HEARING MINUTES PLYMOUTH ASSESSMENT BOARD OF APPEALS March 18, 2026 – 6:00 p.m.

PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
2026 MAR 19 PM 5:08  
*Stacy Konrad*  
TOWN CLERK

#### 1) Call to Order

The meeting was called to order by Chairman Tim Murawski at 6:00 p.m. on March 18, 2026 in the Senior Lounge, Town Hall 80 Main St., Terryville, CT.

Members in attendance included: Chairman Tim Murawski, Beth Wollenberg and new member Janet Laverio.

#### 2) Hearings – Real Estate Appeals – by appointment only.

The applicant is sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

#### 6:00 – Peter & Stephen Worhunski

20 Coral Dr., Terryville, CT

Revaluation – Value: **\$84,600**      Assessment: **\$59,220**

Resident Est –Value: **\$70,000**

Stephen Worhunski is before the board to represent multiple vacant land properties in the Coral Dr, Michael Dr, Laurel Dr. area. He recently sold 18 Coral Sr. (\$65,000) and 22 Coral Dr. (\$79,000) and uses these sales as comparables. He is seeking a reduction in Market Value for 20 Coral Dr. from \$84,600 down to \$72,000.

#### 6:00 – Peter & Stephen Worhunski

21 Coral Dr., Terryville, CT

Revaluation – Value: **\$86,600**      Assessment: **\$58,520**

Resident Est –Value: **\$70,000**

Stephen Worhunski is before the board to represent multiple vacant land properties in the Coral Dr, Michael Dr, Laurel Dr. area. He recently sold 1 Michael Dr. (\$69,900) and

feels this property is of the same size and topography with the exception of some ledge on 21 Coral Dr. He is seeking a reduction in Market Value for 21 Coral Dr. from \$86,600 down to \$60,000.

**6:15 - Peter & Stephen Worhunski**

**69 E Washington Rd., Terryville, CT**

**Revaluation – Value: \$63,000      Assessment: \$44,100**

**Resident Est –Value: \$45,000**

Stephen Worhunski is before the board to represent multiple vacant land properties and does not agree with the value placed on this property by the Revaluation company. He is seeking a reduction in Market Value on this property from \$63,000 down to \$45,000. He advised that the property has been on the market for over (2) years; it also does not have access to public water or sewer.

**6:30 – Peter & Stephen Worhunski**

**562 Washington Rd, Terryville, CT**

**Revaluation – Value: \$633,700      Assessment: \$443,590**

**Resident Est –Value: \$500,000**

There is general discussion with the applicants; he does not agree with the Value placed on their property by the Revaluation company.

Stephen Worhunski provides multiple similar property values. His house is a contemporary style dwelling; there are not many to compare with in Town. He provided homes of approximately the same size. Unfortunately, the field cards that were provided did not have a breakdown detail to compare to. The secretary will provide full copies for the Board to review at their next meeting.

**6:45 – P&S, LLC – Stephen Worhunski**

**5 Williams St., Terryville, CT**

**Revaluation – Value: \$261,800      Assessment: \$183,260**

**Resident Est –Value: \$40,000**

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

This property is valued as Commercial property. Stephen Worhunski stated that he obtained this property through a settlement sale from his nephew. He only paid a settlement of \$40,000. He was advised that this could not be considered a comparable sale for this property. He advised he was not able to find any comparable sales in this area. He would like the Board to consider what he paid (\$40,000) and reduce the value from \$261,800.

**7:00 – SPICECO – Joseph Sansone, CO**

**24 Bombard Ct., Terryville, CT**

**Revaluation – Value: \$7,647,300      Assessment: \$5,353,110**

**Resident Est –Value: \$2,850,000**

The applicant is sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting (for multiple applications) is true to the best of their knowledge.

David Johnson, Joseph C. Sanson Co. is present representing multiple applications. He submits a Real Property Summary Analysis for Nutmeg Spice Company, 24 Bombard Court, Terryville, CT and briefly summarizes his findings. The Board has no questions and will review his submission.

**7:15 – A&R BUILDING II, LLC – Joseph Sansone, CO**

**25 Gear Dr., Terryville, CT**

**Revaluation – Value: \$929,200      Assessment: \$650,440**

**Resident Est –Value: \$613,000**

David Johnson, Joseph C. Sanson Co. is present representing multiple applications. He submits a Real Property Summary Analysis for A&R Building II, LLC, 25 Gear Dr, Terryville, CT and briefly summarizes his findings. The Board has no questions and will review his submission.

**7:30 – 278 TOWN HILL RD LLC – Joseph Sansone, CO**

**278 Town Hill Rd., Terryville, CT**

**Revaluation – Value: \$878,200      Assessment: \$614,740**

**Resident Est –Value: \$677,000**

David Johnson, Joseph C. Sanson Co. is present representing multiple applications. He submits a Real Property Summary Analysis for 278 Town Hill Rd., LLC, 278 Town Hill Rd., Terryville, CT and briefly summarizes his findings.

The Board has no questions and will review his submission.

**7:45 – COOK WILLOW -Joseph Sansone, CO**

**81 Hillside Ave., Plymouth, CT**

**Revaluation – Value: \$5,429,200      Assessment: \$3,800,440**

**Resident Est –Value: \$4,150,000**

David Johnson, Joseph C. Sanson Co. is present representing multiple applications. He submits a Real Property Summary Analysis for Cook Willow Assisted Living Facility, 81 Hillside Ave., Plymouth, CT and briefly summarizes his findings.

The Board has no questions and will review his submission.

**7:50 - Pamela & Raymond Pelletier**

**5 Visconti Ave., Plymouth, CT**

**Revaluation – Value: \$277,100      Assessment: \$193,970**

**Resident Est – Value: \$200,000**

The applicant is sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

Pam Pelletier states that due to a decision by staff in the Land Use office, permission was given to an individual that purchased a non-buildable lot last year to begin development. This information was documented in the Assessor's office and ignored. There was also an illegal split of the property that increased the non-conformity of the lot that has been forwarded to the Town Attorney for review. The applicant stripped the property of trees and vegetation, filled and graded part of the property with no permits.

Her husband has taken on the task of trying to protect their property from further damage. She has submitted correspondence that was initiated with the Town last year as well as documentation from the current Zoning and Wetlands officers with their findings. She has had to install a second sump-pump in her basement which affects future improvements to the downstairs and has a large sink hole in her back yard.

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Water runs constantly from the abutting property into her yard and the roadway. The previous owner allowed them to use a portion of the property since 1985. The new owner spoke with staff in the Land Use office and were told that they could remove a shed which was demolished and left in a pile in the rear yard. She feels that her property value has been affected due to an incorrect decision made by Town staff and is asking for an adjustment to her property value.

#### Adjournment

MOTION: A motion is made by Beth Wollenberg and seconded by Janet Laverio to adjourn the meeting, and the motion is voted on unanimously.

Pam Pelletier  
Recording Secretary