

**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**  
**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**

**MAY 2005 MINUTES**

165 CAPITOL AVENUE  
HARTFORD, CONNECTICUT 06106

The Connecticut Real Estate Appraisal Commission met on Wednesday, May 11, 2005 at 8:30 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Christopher A. Italia (Cert. Gen. App. – 1<sup>st</sup> District), Chairman  
Francis Buckley, Jr. (Cert. Gen. App. – 2<sup>nd</sup> District)  
Sean Hagearty (Cert. Gen. App. – 2<sup>nd</sup> District)  
Russell Hunter (Public Member – 5<sup>th</sup> District)  
Nicholas J. Tetreault (Cert. Res. App. – 3<sup>th</sup> District)

Commissioners Absent: Gerald V. Rasmussen (Cert. Gen. App. – 4<sup>th</sup> District)

Commission Vacancies: 2 Public Members

DCP Staff Present: Richard M. Hurlburt, Director  
Edward McMahon, Real Estate Appraisal Examiner  
Judith R. Booth, Commission Secretary II

Assistant AG: None

Guest(s): Jim Kyle

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, please contact Director Richard M. Hurlburt at (860) 713-6135.

**The next meeting is scheduled for Wednesday, June 8, 2005 at 8:30 a.m. in Room 126.**

## **MINUTES**

The Real Estate Appraisal Commission Minutes of April 13, 2005.

**A motion was made by Commissioner Nicholas Tetreault to approve the Minutes of April 13, 2005. The motion was seconded by Commissioner Francis Buckley, Jr. The motion carried unanimously.**

## **CORRESPONDENCE**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

**The following correspondences were reviewed by the Commission. With the exception of items one and three, no questions or comments were noted.**

1. March 29, 2005 from Tyrone D. Mitchell seeking advice on how to become certified as an appraiser.

**Commissioner Sean Hagearty volunteered to contact Mr. Mitchell regarding his concerns.**

2. Spreadsheet containing the Commission's rulings to date for request for waiver/extension of subsection 20-504-4(j).

**The Commission approved the layout of the spreadsheet and advised the Commission Secretary to add the names of the individuals who were ruled on today.**

3. Notice of ASC's 2004 Annual Report

**This item was submitted under FYI**

## **PENDING CASES**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

### **Elisa Nahas**

None

## **COMPLAINTS**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

### **Edward McMahon**

None

### **Tim Keefe**

None

**REQUESTED BY THE COMMISSION TO APPEAR**

None

**REQUESTED TO APPEAR BEFORE THE COMMISSION**

None

**DISCUSSION**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

None

**REQUESTS FOR CONTINUING EDUCATION CREDIT**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

None

**REQUEST FOR EXTENSIONS, REQUEST TO HOLD OR REQUEST FOR SPECIAL CONSIDERATION**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

None

**REQUEST TO RENDER LICENSE INACTIVE**

None

**REQUEST FOR WAIVER**

**Requests for waiver from the new appraisal regulations, Section 20-504-4(j), which was effective December 7, 2004:**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

1. March 31, 2005 letter from Steven Lind

**Commissioner Nicholas Tetreault made a motion to approve this waiver to December 31, 2005, but Mr. Lind must meet the regulation requirement by January 1, 2006. Commissioner Sean Hagearty seconded the motion. The motion carried unanimously.**

2. March 31, 2005 letter from Thomas Preston

**Commissioner Nicholas Tetreault made a motion to table Mr. Preston's request until the Commission receives a list of his employees, their titles and his proposed "game-plan" for restructuring his office. The Commission requested that Mr. Preston's response be submitted in time for their June 8, 2005 meeting. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

3. April 8, 2005 letter from Richard Piazza

**Commissioner Francis Buckley, Jr., made a motion to approve this waiver to December 31, 2005, but Mr. Piazza must meet the regulation requirement by January 1, 2006. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

4. April 13, 2005 letter from George Demopoulos

**Commissioner Francis Buckley, Jr., made a motion to approve this waiver to December 31, 2005, but Mr. Demopoulos must meet the regulation requirement by January 1, 2006. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

5. April 13, 2005 letter from Michael R. Massa

**Commissioner Francis Buckley, Jr., made a motion to table Mr. Massa's request until the Commission receives a list of his employees, their titles and his proposed "game-plan" for restructuring his office. The Commission requested that Mr. Massa's response be submitted in time for their June 8, 2005 meeting. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

6. April 18, 2005 letter from Kenneth D. Rattet

**Commissioner Francis Buckley, Jr., made a motion to approve this waiver to December 31, 2005, but Mr. Rattet must meet the regulation requirement by January 1, 2006. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

7. April 26, 2005 letter from Lori Ferrari accompanied by a letter issued from the Commission Secretary referencing the Commission's March 9, 2005 ruling.

*March 9, 2005 Ruling: Commissioner Gerald Rasmussen made a motion to approve this waiver to December 31, 2005, but Ms Ferrari must meet the regulation requirement by January 1, 2006. Commissioner Sean Hagearty seconded the motion. The motion carried unanimously.*

**The Commission directed the Commission Secretary to advise Ms Ferrari that her interpretation of the March 9, 2005 ruling is accurate.**

8. April 13, 2005 letter from Jeff Arotzky

**Commissioner Nicholas Tetreault made a motion to approve this waiver to December 31, 2005, but Mr. Arotzky must meet the regulation requirement by January 1, 2006. Commissioner Sean Hagearty seconded the motion. The motion carried unanimously.**

9. April 25, 2005 letter from William H. Cochrane

**Commissioner Sean Hagearty made a motion to approve this waiver to December 31, 2005, but Mr. Cochrane must meet the regulation requirement by January 1, 2006. Further, the Commission requested a list containing the names of each provisional assigned to each certified in Mr. Cochrane's office and that the list must be submitted in time for their June 8, 2005 meeting. Commissioner Sean Hagearty seconded the motion. The motion carried unanimously.**

- \*10. April 5, 2005 letter from Charles Liberti

**Commissioner Nicholas Tetreault made a motion to add this item to the agenda. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

**Commissioner Nicholas Tetreault made a motion to approve this waiver, as proposed, to December 31, 2005, but Mr. Liberti must meet the regulation requirement by January 1, 2006. Further, the Commission will consider Mr. Mongillo's provisional application during the application review phase of today's meeting. Commissioner Russell Hunter seconded the motion. The motion carried with one dissent.**

**Yea: Hagearty  
Tetreault  
Hunter**

**Nay: Buckley**

- \*11. April 21, 2005 letter from Andrew Carbutti

**Commissioner Nicholas Tetreault made a motion to add this item to the agenda. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

**Commissioner Nicholas Tetreault made a motion to approve this waiver to December 31, 2005, but Mr. Carbutti must meet the regulation requirement by January 1, 2006. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

- \*12. April 30, 2005 letter from Linda M. Sepso

**Commissioner Nicholas Tetreault made a motion to add this item to the agenda. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

**Commissioner Sean Hagearty made a motion to approve this waiver to December 31, 2005, but Ms Sepso must meet the regulation requirement by January 1, 2006. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

- \*13. May 3, 2005 letter from William M. Napoletano

**Commissioner Nicholas Tetreault made a motion to add this item to the agenda. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

**Commissioner Nicholas Tetreault made a motion to approve this waiver to December 31, 2005, but Mr. Napoletano must meet the regulation requirement by January 1, 2006. Commissioner Russell Hunter seconded the motion. The motion carried with one dissent.**

**Yea: Hagearty  
Tetreault  
Hunter**

**Nay: Buckley**

### **PSI SPECIAL ACCOMMODATION REQUESTS**

None

### **EXTENSION OF ELIGIBILITY – EXAM RETAKE REQUESTS**

None

### **FORMAL HEARING**

None

### **NEW BUSINESS**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

- \*1. Director Richard Hurlburt presented a letter, with the author's name redacted, concerning the difficulties provisional appraisers are experiencing now that the new regulation, Section 20-504-4(j), is in effect.

**The Commission found the letter to be vague and was uncertain on how to advise the author. They directed Director Hurlburt to invite the author to their June 8, 2005 meeting to discuss the matters addressed in the letter.**

- \*2. The Commission discussed briefly that a letter must be mailed in September 2005 to the appraisers listed on the spreadsheet entitled "Extension/Waiver Requests" of Section 20-504-4(j), requesting them to submit another letter to the Commission on what measures they took to restructure their offices. The Commission requested that this item be placed on their June agenda.

## OLD BUSINESS

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

None

## PREVIOUSLY SUBMITTED APPLICATIONS

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

1. Carl D. Giordano of Trumbull, CT, who applied for State Certified Residential Real Estate Appraiser

**Commissioner Nicholas Tetreault made a motion to table this applicant, because his reports were not signed. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

2. Laurie E. Lyga of Meriden, CT, who applied for State Certified Residential Real Estate Appraiser

**Commissioner Russell Hunter made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

## CHRO APPLICATIONS

None

## PREVIOUSLY LICENSED

None

## APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL/GENERAL APPRAISERS (Reciprocal/Non-Resident/Out of State License)

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

1. Kenneth David Currier of New Hampton, NH

**Commissioner Nicholas Tetreault made a motion to deny this application, because it was incomplete. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

2. Nicole M. Duplessis of North Grosvenordale, CT

**Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

3. Stephen M. Dylag of Wrentham, MA

**Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

4. Robert L. Jeans of North Kingstown, RI

**Commissioner Nicholas Tetreault made a motion to deny this application, because Mr. Jeans did not submit a Letter of Good Standing from New York and there was no apparent examination for licensure. Further, the Commission required that Mr. Jeans must apply by application to Connecticut as a provisional or a certified appraiser based on his qualifications. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

5. Martin B. Levine of New York, NY

**Commissioner Nicholas Tetreault made a motion to approve this application subject to receipt of a satisfactory Letter of Good Standing from New York. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

6. Ronald W. McInerney, Jr., of Yonkers, NY

**Commissioner Nicholas Tetreault made a motion to deny this application, because Mr. McInerney, who holds a residential appraisal license in New York by way of reciprocity with Rhode Island, must apply by application to Connecticut as a provisional or a certified appraiser based on his qualifications. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

7. Matthew R. Roberts of Mahah, NJ

**Commissioner Nicholas Tetreault made a motion to approve this application subject to receipt of a satisfactory Letter of Good Standing from New Jersey. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

8. Marc D. Roberts of Wyckoff, NJ

**Commissioner Nicholas Tetreault made a motion to approve this application subject to the completion of page 2 of the appraisal application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

9. Thomas J. Malatesta of Palisades, NJ

**Commissioner Nicholas Tetreault made a motion to deny this application, because it was incomplete. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

10. Stephen E. Savage of Nashua, NH

**Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**



11. Carl R. Thornton of Katy, TX

**Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

12. Avi M. Vardi of Suffern, NY

**Commissioner Nicholas Tetreault made a motion to approve this application subject to the submission of the required Consent for Service of Process form. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

13. Glenn C. Walker of Rye, NH

**Commissioner Nicholas Tetreault made a motion to approve this application subject to confirmation of certification from New Hampshire and the submission of the required Consent for Service of Process form. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

#### **APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL OR STATE CERTIFIED GENERAL APPRAISERS**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

#### **CERTIFIED RESIDENTIAL**

1. Peter Carbutti of Wallingford, CT, who applied for State Certified Residential Real Estate Appraiser

**Commissioner Francis Buckley, Jr., made a motion to deny this application due to not enough education. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

2. Jilian A. Chase of Mansfield, CT, who applied for State Certified Residential Real Estate Appraiser

**Commissioner Francis Buckley, Jr., made a motion to approve this applicant. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

3. Kenneth J. Midzenski of Branford, CT, who applied for a State Certified Residential Real Estate Appraiser

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.**

4. Robert P. Panicali of Guilford, CT, who applied for a State Certified Residential Real Estate Appraiser

**Commissioner Francis Buckley, Jr., made a motion to approve this applicant. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

## CERTIFIED GENERAL

None

### PROVISIONAL APPLICATIONS

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

1. Beth A. Baribault of Plantsville, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

2. Michael G. Brotz of Clinton, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

3. Nicole Coviello of Pawtucket, RI

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

4. Denis Davey of Old Saybrook, CT

**Commissioner Francis Buckley, Jr., made a motion to approve this applicant. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

5. Candi C. Dileo of Fairfield, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

6. Christine Dixon of Niantic, CT

**Commissioner Francis Buckley, Jr., made a motion to deny this applicant, because she did not submit proof of completing the required 15 hour USPAP course. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

7. Richard C. Dolio of Stratford, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

8. Patricia M. Eighny of Milford, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

9. Jenifer A. Gauthier of Groton, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

10. Randy Gumkowski of Wallingford, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

11. David Mongillo of Durham, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

12. Robin L. Moran of Milford, CT

**Commissioner Francis Buckley, Jr., made a motion to approve this applicant. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

13. Russell D. Neely of Milford, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

14. Ermelinda Rrumbullaku of Newington, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

15. Lisa M. Weber of West Haven, CT

**Commissioner Sean Hagearty made a motion to approve this applicant. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

## **CONNECTICUT REAL ESTATE APPRAISER TEST DATES**

PSI Summary Reports from March 1, 2005 to April 30, 2005.

**The Commission reviewed the March and April 2005 PSI examination results.**

## **CE AUDIT REPORT**

None

## **SCHOOL AND COURSE APPLICATIONS FOR APRIL 2005**

(\*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

**Commissioner Francis Buckley, Jr., made a motion to approve, deny or defer the following courses as a result of the Commission's review today. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

### **APPRAISAL INSTITUTE (CT CHAPTER)**

#### **(Continuing Education)**

"Effective Appraisal Writing"	<b>Approved</b>	7 Hours
-------------------------------	-----------------	---------

### **APPRAISAL INSTITUTE (IL CHAPTER)**

#### **(Continuing Education)**

"Appraisal Institute Conference #1"	<b>Approved</b>	7 Hours
"Appraisal Institute Conference #2"	<b>Approved</b>	6 Hours
"Appraisal Institute Conference #3"	<b>Approved</b>	7 Hours
"Business Practices & Ethics"	<b>Approved</b>	7 Hours

### **APPRAISAL AND REAL ESTATE SCHOOL**

#### **(Continuing Education)**

"Real Estate Law"	<b>Approved</b>	18 Hours
-------------------	-----------------	----------

#### **(Pre-licensing Education)**

"Real Estate Law"	<b>Approved</b>	36 Hours
-------------------	-----------------	----------

### **MCKISSOCK APPRAISAL SCHOOL**

#### **(Continuing Education)**

"Online Made in America: Factory Built Housing – Virtual Class"	<b>Approved</b>	7 Hours
"Online Information Technology and the Appraiser – Virtual Class"	<b>Approved</b>	5 Hours

#### **(Pre-licensing Education)**

"National Uniform Standards of Professional Appraisal Practice"	<b>Approved</b>	15 Hours
---	-----------------	----------

**ADJOURNMENT**

**There being no further business, a motion was made by Commissioner Francis Buckley, Jr., to adjourn today's proceedings. Commissioner Sean Hagearty seconded the motion. The motion carried unanimously.**

**The meeting adjourned at 9:52 a.m.**

Respectfully submitted,

Judith R. Booth, Commission Secretary II