

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes
Saturday, March 5, 2022, 9:00 a.m.
Montville Town Hall – Room 203

Property Owners in the Town of Montville are hereby notified that the Board of Assessment Appeals will meet during the month of March at Town Hall for the sole purpose of hearing appeals related to assessments of Real Estate, and Personal Property for the October 1, 2021 Grand List as well as the 2020 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2021 were required to submit an appeal form by February 20, 2022.

Hearings will be held by appointment on the following dates and times:

Saturday, March 5, 2022, 9:00 a.m.
Monday, March 7, 2022, 5:00 p.m.
Thursday, March 10, 2022, 6:00 p.m.
Monday, March 14, 2022, 5:00 p.m.
Wednesday, March 16, 2022, 6:00 p.m.
Monday, March 21, 2022, 10:00 a.m.

The meetings will be held in Room 203.

1. Call to Order

Chairperson Turner called the meeting to order at 9:00 a.m.

Pledge of Allegiance

2. Roll Call

Present were Board Members Richard Cenami, Gary Murphy, and Florence Turner. Absent were Alternate Board Members Sean Furlow and Joan Paskewich.

Election of Chairperson

Motion made by Board Member Turner, seconded by Board Member Murphy, to elect a new Chairperson. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Motion made by Board Member Turner, seconded by Board Member Murphy, to elect Board Member Murphy as the Chairperson of the Board of Assessment Appeals. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

3. Approval of the Regular Meeting Minutes of Saturday, September 4, 2021 – *tabled*

4. New Business

- a. To Consider and Act on a Motion to hear appeals brought to the Board of Assessment Appeals regarding Real Estate and Personal Property for the Grand List of October 1, 2021 as well as the 2020 Supplemental Motor Vehicle assessments.

Motion made by Board Member Murphy, seconded by Board Member Turner.

Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Nicholas Fumai and Lisa A. Caliando, 60 Rainbow Drive, Account No. 20210014

Nicholas Fumai was sworn in by Chairman Murphy. Mr. Fumai presented an updated packet of information reflecting that the property was assessed at a higher rate than the other properties located in the Laurel Heights Community. Contrary to the property card, the home does not have a heat pump, is 1,126 square feet, has one full bathroom, four rooms, and is a mobile manufactured home set on I-beams and cinder blocks. Other comparable properties in the immediate area are larger, have a carport, shed, deck, and were assessed at a lower value. He also stated that the modular homes in the area were also assessed at a lower value.

Real Estate Appeal of Valerie and Sharon Longo, 11-R Chris Drive, Account No. Z0358800

Greg Longo, representing Valerie and Sharon Longo, and Sharon Longo were sworn in by Chairman Murphy. Ms. Longo provided photographs of the property and information of comparable properties, noting that the property in question is located on a ledge and contains wetlands prohibiting them from expanding the home. In addition, loggers recently cut down approximately four acres of trees behind the property eliminating the natural barrier between their property and Route 395. The Board questioned the in-law apartment, which has a sink and room for a refrigerator and stove and no doors.

Real Estate Appeal of Phyllis and William Grohocki, 20 Skyline Drive, Account No. G0462800

William Grohocki was sworn in by Chairman Murphy. Mr. Grohocki stated that no changes have been made to the property since 2014. He wished to voice his opinion regarding the methodology utilized by the company which determined the market value of the properties based on those in Western Connecticut, as explained to him by the representative from the revaluation company.

Real Estate Appeal of Derrick V. Jones and Tina Muniz-Jones, 60 Hammel Lane, Account No. B0353600

Derrick V. Jones and Tina Muniz-Jones were sworn in by Chairman Murphy. Ms. Muniz-Jones stated that the property significantly increased in value during the recent revaluation. Due to its location in the vicinity of DW Transport & Leasing, Inc., the property has not increased in value over the years. The activity at the property, which includes traffic, explosions, dust, noise, and littering, begins at 5:00 a.m.

Real Estate Appeal of Daniel J. and Marissa Russo, 26 Fox Hollow Drive, Account No. F0066900

Jeffery Russo, representing the couple, and Daniel J. Russo were sworn in by Chairman Murphy. Mr. Jeffery Russo, a contractor, stated that he constructed three homes on Fox Hollow Drive and felt that an error was made in the calculation of the assessment of the home in question which was assessed at a significantly higher value. Each home is relatively similar, with the exception of the façades. In comparison to the other homes, the home has one less bedroom and a finished bonus room.

Personal Property Appeal of Victoria Alton, 15 Cottage Road, Account No. A4002200

The Appellant was not present for her appeal.

Real Estate Appeal of Chadler S. Davis, 499 Raymond Hill Road, Account No. B0189400

Chadler S. Davis was sworn in by Chairman Murphy. Mr. Davis was seeking a \$15,000.00 reduction in the assessed value of the property. He provided a survey and photographs of the property as well as information regarding comparable properties. He stated that the right-of-way behind his property was cleared to install a gas line between Fitch Hill and Raymond Hill Roads. During the construction of the project, the soil on the property was replaced with rocky, sandy earth which is not amenable to growing plants. Regular inspections and testing are conducted and herbicide is sprayed on a routine basis. The project has reduced his privacy and resulted in both noise and odor pollution. He felt that the safety concerns of residing near a natural gas line would prohibit the future sale of the property. He also stated that the basement is no longer finished due to a water leak causing extensive damage to the basement. The deck is also in very poor condition.

Real Estate Appeal of Jeffrey A. Quarto, 746 Route 32, Account No. Q0392400

Jeffrey A. Quarto was sworn in by Chairman Murphy. Mr. Quarto expressed his confusion regarding the significant increase in the assessment of the property. He confirmed that the basement is unfinished and no improvements have been made to the property since 2012.

Personal Property Appeal of Danny Malinguaggio, 15 Cottage Road, Account No. 20211135

The Appellant was not present for the Appeal.

Real Estate Appeal of Peggy Ryan, 16 Glendale Road, Account No. R0402400

Peggy Ryan was sworn in by Chairman Murphy. Ms. Ryan stated that the submitted photographs reflect the condition of the property. She also stated that she was previously informed that the shed, which sits on cinder blocks, was not taxable.

Real Estate Appeal of Eva Ahern, 18 Blumenthal Drive, Account No. V2006001

Eva Ahern was sworn in by Chairman Murphy. A letter drafted by the previous owner of the mobile home and information regarding comparable properties were presented.

Personal Property Appeal of Richard S. Turcotte, 157 Doyle Road, Account No. 20201046

Richard S. Turcotte was sworn in by Chairman Murphy. Mr. Turcotte stated that he was out of town from early September 2021, and did not reside on the property in October. He informed the town and completed the paperwork as advised, but the paperwork was never received. He recently filed for bankruptcy and, during the process, he discovered that the title was never transferred over from the previous owner.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 11:40 a.m. Discussion: None. Voice vote, 3-0, all in favor.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville