

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes
Wednesday, March 16, 2022, 6:00 p.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

Chairman Murphy called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call

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

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 Turner, seconded by Board Member Cenami.

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

Personal Property Appeal of Jayson P. Coleman, Groundwork Enterprise, LLC, 54 Leffingwell Road, List No. 20181043

Jayson P. Coleman was sworn in by Chairman Murphy. Owner Mr. Coleman stated that he leased the property located at 54 Leffingwell Road from May 16, 2018 to October 1, 2020 and is now leasing an alternative property in the Town of Preston for the storage of vehicles. The vehicles are not registered in the Town of Montville.

Real Estate Appeal of Nicole Marie Roberge, 41 Woodland Drive, List No. P0517800

Nicole Marie Roberge was sworn in by Chairman Murphy. Within six months of purchasing the home, Ms. Roberge discovered that the home would require extensive repairs to the chimney, roof, and walls. Supporting documentation regarding the condition of the home was mailed to the revaluation company, at their request; no changes were made to the assessment of the property. She noted that the Property Card indicates that the home has a basement, which it does not. The remaining information indicated on the Property Card was confirmed. A building permit for the replacement of six (6) windows remains open and the oil tank and boiler have been replaced.

Real Estate Appeal of Horace M. Newbury, Woodchuck Road, List No. N0068700

Horace M. Newbury was sworn in by Chairman Murphy. Mr. Newbury presented a site plan and satellite map of the property to the Board. After acquiring the land from his father, he filed for a PA-490 designation. One acre of the property was subsequently designated as a building lot. Because the area is not easily accessible, he requested that it also receive PA-490 designation.

Real Estate Appeal of Tina M. Clark, 1548 Old Colchester Road, List No. M0660900

Lewis Calhoun, representing the Appellant, was sworn in by Chairman Murphy. Mr. Calhoun provided the Board with photographs reflecting the condition of the home. The home is in need of a new oil tank and chimney and the plumbing and electrical is requires updating. The home is also often visited by mice. The information indicated on the Property Card was confirmed.

Real Estate Appeal of Bruce and Linda J. Wisniewski, 156 Massapeag Side Road, List No. W0194800

Bruce Wisniewski was sworn in by Chairman Murphy. Mr. Wisniewski felt that the value of the home has been significantly degraded by the many condemned homes and remnants of the previous structures on the road. He has spoken with the Building Official who issued the Demolition Permits and inspected the properties as well as the Mayor who reviewed the properties, and has contacted CT DEEP (Connecticut Department of Energy and Environmental Protection) regarding the abandoned oil tank. He has been unsuccessful in contacting the Owner(s). The Board reviewed photographs reflecting the road.

Real Estate/Commercial Property Appeal of 281 Route 32, LLC, 281 Route 32, List No. H0337300

Christopher J. Kent was sworn in by Chairman Murphy. Mr. Kent, who owns the business and resides on the property, provided supporting documentation to the Board. He is appealing the assessed value of the property, which was increased by 66%. Inaccurate items originally indicated on the Property Card have been corrected. No significant upgrades were made to the property. He expressed his dismay with the revaluation company who did not conduct a physical inspection and with whom he was unable to communicate to discuss their findings. He believed the property was being assessed as a residential, rather than commercial, property. The information indicated on the Property Card was confirmed.

Real Estate Appeal of Adam McNiece, 178 Ridge Hill Road, List No. M0020900

The Appellant was not present for the Appeal..

Real Estate Appeal of Idalia Quinones, 8 Peachvale Drive, List No. B0439100

Idalia Quinones was sworn in by Chairman Murphy. Ms. Quinones stated that the last tenants created significant damage to both the interior and exterior of the home, including mold damage; holes in the walls, flooring, and siding; damage to the appliances, cabinets, doors, and yard. The insurance company has provided \$28,000.00 for the necessary repairs to the lower level, but has refused to provide any additional funds to repair the upper level.

Real Estate Appeal of Nisa Murallo, 6 Crandall Hill Road, Lot 2, List No. S9800004

Nisa Murallo was sworn in by Chairman Murphy. Ms. Murallo presented a video of the current condition of the trailer, which was purchased approximately nine years ago, and the lot. The heating ducts and flooring is deteriorating and the oil tank, which is located on the edge of a cliff, has not been filled due to fear of it falling off of the cliff.

Personal Property Appeal of Helen Rusnak, 25 Pequot Ledge, List No. R2015002

Helen Rusnak was sworn in by Chairman Murphy. Ms. Rusnak questioned the increased assessment of the 2005 Trailer, which has incurred damage from a leaking roof. Photographs were provided to the Board. She estimates that the appraised value of the trailer is approximately \$3,000.00.

Personal Property Appeal of The Studio for Oral Designs, LLC, 431 Oxoboxo Dam Road, List No. 20211063

John E. Connell was sworn in by Chairman Murphy. Mr. Connell stated that, due to the pandemic, the business was moved from Massachusetts to his home in Oakdale. He submitted an itemized Personal Property Declaration Form for all of the new and old

equipment. He has registered the business vehicle in Montville and is awaiting the receipt of the plates. It is his understanding that manufacturing equipment is tax-exempt.

Real Estate Appeal of Joseph Falman, 79 Massapeag Side Road, List No. C0151100
The Appellant was not present for the Appeal.

Real Estate Appeal of Verna A. Miller, 41 New London Turnpike, List No. M0676300

Verna A. Miller was sworn in by Chairman Murphy. Ms. Miller stated that, according to the Field Card, the property continues to be assessed as a commercial property though the business was closed in 2019. She also stated that the zone is designated as OS or Open Space. The property should be listed as FP or Flood Plain. She felt that the depreciation value of the mobile home should be applied and the area in which the mobile home is housed should be considered. She also stated that eQuality Appraisals failed to keep her appointment with them and has not returned her call, as promised or mailed any notices. The mobile home is 34 years of age and gutted due to flooding.

Real Estate Appeal of Laurence P. Eiden, Jr., 640 Route 82, List No. Z9400060

Laurence P. Eiden, Jr., was sworn in by Chairman Murphy. Mr. Eiden was seeking a reduction in the assessed value of the home. He presented the Board with a spreadsheet of the comparable properties in the area, based on the square footage of the home. The home in question is one level, making it an unfinished Colonial.

Personal Property Appeal of Michael Gero and Kurt Terpe, 36 Hickory Drive, List No. T2014105

Kurt Terpe was sworn in by Chairman Murphy. Mr. Terpe, representing Thames Electric, which was closed on December 31, 2021, questioned the significant increase in the assessed value of personal property.

Personal Property/Commercial Appeal of CP Marine & Diesel Services, Inc., 63 Lake Drive, List No. 20211161

Michael D. And Susan C. Green were sworn in by Chairman Murphy. Mr. Green stated that his office is in the process of being moved from Wallingford to his home in Oakdale. The office is in the process of being constructed and the taxes were paid in the Town of Wallingford. A photograph of the status of the construction was presented to the Board.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 8:57 p.m.

Respectfully Submitted by: Agnes Miyuki, Recording Secretary for the Town of Montville