

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes
Saturday, March 11, 2023
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, 2022 Grand List as well as the 2021 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2022 were required to submit an appeal form by February 20, 2023.

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

Tuesday, March 7, 2023, 6:00 p.m. – cancelled

Saturday, March 11, 2023, 9:00 a.m.

Tuesday, March 14, 2023, 6:00 p.m.

Thursday, March 16, 2023, 6:00 p.m.

Wednesday, March 29, 2023, 6:00 p.m.

The meetings will be held in Room 203.

1. Call to Order

Board Member Gary Murphy called the meeting to order at 9a.m.

2. Roll Call

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

3. 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, 2022 as well as the 2021 Supplemental Motor Vehicle assessments.

Motion made by Board Member Florence Turner, seconded by Board Richard Cenami

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

4. Motion made by Board Member Florence Turner, to cancel Meetings

March 16, 6 PM. & March 29 6 PM,

Seconded by Board Member Richard Cenami. Discussion: None. Voice vote, 3 to 0 all in favor.
No meeting on March 16th 2023 or March 29,2023.

**Real Estate Appeal of 787 Raymond Hill Road, Lewis, Laurie J.,
Unique ID. P2007003**

Appellant Laurie J. Lewis, was sworn in by Gary Murphy at 9:17am,
Ms Lewis presented a packet of information reflecting that the property was appraised for
refinance a few years ago. She also stated that the one room that was finished in the basement
was only 350 sqft as shown in the pictures in the appraisal packet, This room is a game room
with Desk for her work and Exercise equipment. Ms. Lewis also furnished so Comps of area
homes from 2020-21.

**Real Estate Appeal of Sachs, Robert Trustee, Multiple Addresses, Sachs
Subdivision.**

**Unique ID's .20220019, 20220017, 20220005, 20220018, 20220006, 20220007,
20220008, 20220001, 20220003, 20220002, 20220004, 20220032, 20220020,
20220031, 20220021, 20220030, 20220022, 20220029, 20220023, 20220028,
20220024, 20220027, 20220025, 20220026.**

Appellant Attorney Gregory Jay Sachs - Branford, CT Bldg 420 E. Main St. Suite 4,
Branford, CT 06405 was sworn in by Florence Turner at 9:30am.
Atty. Sachs stated that while the 32 lot Subdivision was approved and the conditions of
the Planning and Zoning and Wetlands have been set. He believes that the land should
still be taxed as Vacant land and not as approved building lots. He believes that by
looking at 1 lot this is representative of all the lots appealed. While they could sell a lot
none of the conditions set by P&Z or Wetlands have been achieved.

**Personal Property Appeal of AT&T Mobility, LLC, Multiple Locations,
Unique ID. A2009850**

Withdrew via Email sent on 3/3/2023

**Real Estate Appeal of Chaude, Gene, 1041 East Lake Rd, Oakdale,
Unique ID. J0025900**

Appellant, Gene Chaude was sworn in by Florence Turner at 9:52am

Mr. Chaude stated that his application for farm building exemption had been denied. He said that he has been a farm since 1998 per his CT farm tax Exempt permit. This is a detached building and primarily used for storage of equipment and materials, strictly farm related and maintenance. Building is not sided is not done on the interior. His primary crop is hay that is harvested on other properties and is sold wholesale. He has a vegetable garden on property and a Hobby saw mill.

**Personal Property Appeal of Bustamante, Esmeralda, dba FIREFLY ARTS &
CRAFTS, 1062 Route 32, Uncasville,
Unique ID. 20181060**

Appellant Esmeralda, Bustamante was sworn in by Florence Turner at 10:15am

Ms. Bustamante stated that she closed her business in September of 2020 or 2021 She stated she sent some papers to town and a new business was in her old spot.

**Personal Property Appeal of Hitalk Hotels LLC, Agent Thomas Dolan, 2049
Route 32, Uncasville,
Unique ID. 20201030**

The Appellant was not present for the appeal

**Personal Property Appeal of Motor Vehicle, Pike, Wills, 71 Pheasant Run,
Oakdale,
Unique ID. 20221162**

Appellant Wills Pike, was sworn in by Florence Turner at 10:30am

Mr. Pike stated that he sold his late father's car and transferred the Vermont plate to his Volvo, he then purchased a truck and brought the Volvo to Vermont On October 18, 2022.

He recognizes that the vehicle was here on October 1, 2022. It was only back for maintenance and will be in the summer time once in a while. He leaves it in Vermont due to the carrying Vermont insurance.

Personal Property Appeal of Camper, Reeves, Wendall, #83 Pequot Ledge Campground,

Unique ID. 20181038

Appellant Wendall Reeves was sworn in by Florence Turner at 10:37am

Mr. Reeves stated his camper was built for him and was manufactured 1/2018 and therefore not a 2019 he provided the build document, and also the registration.

Real Estate Appeal of 44 Jerome Road, Missios, Jim,

Unique ID. L0336500

Appellant Jim Missios was sworn in by Florence Turner at 10:58am.

Mr. Missios, wants to appeal his taxes as his home 44 Jerome road, is registered as a trailer. He purchased the home as-is, it is 1200sqft. Added a small kitchen upstairs about 5 years ago. He did state that the property was wet and didn't know if it was zoned as wet.

Personal Property Appeal of Camper, Drouin Lorraine, #62 Laurel Lock Campground,

Unique ID. A9600135

The Appellant was not present for the appeal

Personal Property Appeal of SOLENIS LLC, 319 Maple Ave,

Unique ID. H2010874

The Appellant was not present for the appeal

**2021MVS Appeal of Mongeau Ellen L, 532 Fire Street,
Unique ID. 80933**

Appellant Ellen L Mongeau, was sworn in by Florence Turner at 11:50am

Ms. Mongeau stated that her tax bill was over assessed and that her 2014 Honda CRV should not be valued at 10,640 and she had pulled her own numbers from the information that she received about using NADA values. NADA had a full value of \$9925 and KBB had \$8204 with condition, accident history and estimated mileage of 116,309.

5. Adjournment

Motion made by Board Member Florence Turner, seconded by Board Member Richard Cenami, to adjourn the meeting at 12:00pm Discussion: None. Voice vote 3 to 0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Dawn Attardo, Recording Secretary for the Town of Montville