

**Town of Montville**  
**Board of Assessment Appeals**  
**Special Meeting Minutes**  
**Wednesday, April 2, 2025, 5:00 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 April at Town Hall for the sole purpose of hearing appeals related to assessments of Real Estate, and Personal Property for the October 1, 2024 Grand List as well as the 2023 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2024 were required to submit an appeal form by April 2, 2025, by the authority of the HB 7067 of the State of Connecticut; and, Resolution 2025-28 of the Town of Montville.

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

Wednesday, April 2, 2025, 5:00 p.m.  
Saturday, April 5, 2025, 10:00 a.m.  
Saturday, April 12, 2025, 10:00 a.m.  
Wednesday, April 16, 2025, 5:00 p.m.

The meetings will be held in Room 203.

1. Call to Order  
Chairman Murphy called the meeting to order at 5:00 p.m.
2. Roll Call  
Present were Board Members Richard Cenami, Florence Turner, and Gary Murphy. Absent were Board Members Sean Furlow. Also present were Assistant Assessor Carlos Peixoto and Assessor's Clerk Yamilca Rourke.
3. Approval of the Minutes:
  - a. Regular Meeting Minutes of September 14, 2024  
Motion made by Board Member Turner, seconded by Board Member Murphy. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.
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, 2024 as well as the 2023 Supplemental Motor Vehicle assessments.  
Personal Property Appeal of Sutherland General Contracting  
Chairperson Murphy swore in Shane Sutherland. Mr. Sutherland stated that, due to unforeseen circumstances, he is no longer reinstating his business license.

Personal Property Appeal of Dizzy Chicken, LLC

Board Member Turner swore in Peter Daversa. Mr. Daversa stated that, while he has obtained an LLC and registered the catering business with the Town, he does not plan to officially begin operating the business for (approximately) three to four months.

Personal Property Appeal of RWK Remodeling

Board Member Turner swore in Robert W. Kamm, II, and Aurela Kamm. Ms. Kamm stated that the business ceased operations in January 2025 for health reasons.

Real Estate Appeal of Sean A. Higgins

Board Member Turner swore in Sean A. Higgins. Mr. Higgins questioned the increased assessment of his property while the mil rate remained the same. It was explained that a town-wide revaluation was conducted, increasing the assessed value of the property; properties are reassessed every five (5) years.

Personal Property Appeal of Vincent and Diana Rudzinski

Board Member Turner swore in Vincent and Diana Rudzinski. Mr. Rudzinski stated that the two (2) RVs were housed at Laurel Lock Campground since 2020 and traded in for one new trailer in September 2024. The larger Camper was housed at the Campground until early October and the paperwork was completed on October 24. Should it not be possible to eliminate the assessment, they requested the assessed value for the two trailers be reduced based on the trade-in value.

Personal Property Appeal of Laura Krupa

Board Member Turner swore in Laura Krupa. Ms. Krupa requested a reduction in the assessed value of the vehicle based on its purchase price.

Personal Property Appeal of Firefly Quilting

Board Member Turner swore in Seth Yarish. Mr. Yarish stated that he discovered that he had been completing the form incorrectly, resulting in an overpayment over the years. Understanding that he is unable to appeal the assessment for the previous years', he requested that the assessed value for the October 2024 Grand List Year be reduced.

Personal Property Appeal of BMJ Finkeldey

Board Member Turner swore in Bonnie Finkeldey. Ms. Finkeldey stated that two (2) porta-potties and a dumpster were placed for a project for D&D Power and removed from the property in April 2024 when the project was completed.

Real Estate Property Appeal of Adam McNiece, 178 Ridge Hill Road

Chairperson Murphy swore in Adam McNiece, who was contacted via speakerphone. Mr. McNiece estimated that the residence is only 30%, rather than 50%, complete and cited C.G.S. §12-53(a). He has also been unsuccessful in his efforts to obtain a farm exemption for the property. He provided his current address in Yankeetown, Florida.

Real Estate Property Appeal of Adam McNiece, 1446 Route 85

Mr. McNiece stated that, while the electrical is complete, he has been unable to obtain a Certificate of Occupancy for the barn for reasons unbeknownst.

Personal Property Appeal of C37 Capital Uncasville, LLC

*The Appellant was not present for the Appeal.*

Real Estate Property Appeal of Joseph Lupica, 415 Route 163

Board Member Turner swore in Joseph Lupica. Mr. Lupica requested a reduction in his assessment due to its location in the vicinity of Rand Whitney, P&H Construction, and Yale's, resulting in constant noise pollution all day and night, beginning at 5:30 a.m.

Personal Property Appeal of Daniels & Sons Construction, LLC

*The Appellant was not present for the Appeal.*

Real Estate Property Appeal of Star and Mark Gubbiotti, 22 Terrace Drive

Board Member Turner swore in Star and Mark Gubbiotti. Mr. and Mrs. Gubbiotti were seeking a reduction in the assessment of the home due to its condition, which includes extensive powder post beetle damage, mold, and water leakage/damage. It is also in need of numerous updates. The finished area of the basement, enclosed porch, and shed have been removed. They also questioned the assessment criteria, based on the comparable properties in the area. Documentation, including photographs, was received by the Board and additional documents will be submitted to the Assessor's Office.

Personal Property Appeal of LaFerriere Windows

Board Member Turner swore in Daniel LaFerriere. Mr. LaFerriere stated that the trailer from a previously owned business is parked in his driveway giving the impression that the business continues to be active.

Personal Property Appeal of Erasable Images

Board Member Turner swore in Scott Cook. Mr. Cook stated that the business was gifted to his son, who resides in Norwich, in May/June 2024.

Real Estate Property Appeal of Jack Korduner

Board Member Turner swore in Jack Korduner. Mr. Korduner stated that, while understanding the reasoning behind the increased assessment of the Camper (C.G.S. §12-117(g)), he requested, in all fairness, that the assessed value be reduced. He also questioned the possibility of receiving a veterans exemption.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 7:51 p.m. Discussion: None. Voice vote, 3-0, all in favor. Meeting Adjourned.

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