

Town of Montville
Board of Assessment Appeals
Special Meeting Minutes
Wednesday, April 16, 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. – *cancelled*
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 5:14 p.m.

2. Roll Call

Present were Board Members Florence Turner and Gary Murphy. Absent were Board Members Richard Cenami and Sean Furlow. Also present was Assessor Lucy Beit.

3. Approval of the Minutes:

a. Special Meeting Minutes of April 5, 2025

Motion made by Board Member Turner, seconded by Board Member Murphy, to approve the April 5, 2025, Board of Assessment Appeals Special Meeting Minutes. Discussion: None. Voice vote, 2-0, 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 Daniels & Sons Construction, LLC

Board Member Turner swore in Jeffrey Daniels. Mr. Daniels acknowledged that the Declaration Form was not submitted and provided a list of equipment owned by the company for review.

- b. To Consider and Act on a Motion to Act on 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

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment for Sutherland General Contracting to \$0.00 as the business did not come to fruition. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Dizzy Chicken, LLC

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment for Dizzy Chicken, LLC, to \$0.00 as the business had not yet come to fruition. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of RWK Remodeling

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment for RWK Remodeling to \$0.00 as the business ceased operations. Discussion: None. Voice vote, 2-0, all in favor.

Real Estate Appeal of Sean A. Higgins

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Real Estate Appeal of Sean A. Higgins. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Vincent and Diana Rudzinski

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment of Vincent and Diana Rudzinski to \$0.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Laura Krupa

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment of Laura Krupa to \$25,000.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Firefly Quilting

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the assessment for the Personal Property of Firefly Quilting to \$3,160.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of BMJ Finkeldey

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment of BMJ Finkeldey to \$0.00, as the records reflect that the equipment was no longer on the property. Discussion: None. Voice vote, 2-0, all in favor.

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

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Real Estate Property Appeal of Adam McNiece, 178 Ridge Hill Road. Discussion: None. Voice vote, 2-0, all in favor.

Real Estate Property Appeal of Adam McNiece, 1446 Route 85

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Real Estate Property Appeal of Adam McNiece, 1446 Route 85. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of C37 Capital Uncasville, LLC

The Appellant was not present for the Appeal.

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Personal Property Appeal of C37 Capital Uncasville, LLC. Discussion: None. Voice vote, 2-0, all in favor.

Real Estate Property Appeal of Joseph Lupica, 415 Route 163

Motion made by Board Member Murphy, seconded by Board Member Turner, to reduce the Real Estate Property assessment of Joseph Lupica, 415 Route 163, to \$190,000.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Daniels & Sons Construction, LLC

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Personal Property Appeal of Daniels & Sons Construction, LLC. Discussion: The Appellant was not present for the Appeal. Discussion: None. Voice vote, 2-0, all in favor.

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

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Real Estate Property assessment of Star and Mark Gubbiotti, 22 Terrace Drive, to \$131,578.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of LaFerriere Windows

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property assessment of LaFerriere Windows to \$0.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Erasable Images

Motion made by Board Member Murphy, seconded by Board Member Turner, to reduce the Personal Property assessment of Erasable Images to \$0.00. Discussion: None. Voice vote, 2-0, all in favor.

Personal Property Appeal of Jack Korduner

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Personal Property Appeal of Jack Korduner. Discussion: None. Voice vote, 2-0, all in favor.

Real Estate Appeal of 350 Route 32 Holding, LLC

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Real Estate Appeal of 350 Route 32 Holding, LLC. Discussion: None. Voice vote, 2-0, all in favor.

Real Estate Appeal of Advanced Associates, LLC, 410 Maple Avenue, Unit 4

Real Estate Appeals of All Purpose Storage Uncasville, LLC:

410 Maple Avenue, Unit 3

412 Maple Avenue, Unit 412-1

412 Maple Avenue, Unit 412-5

412 Maple Avenue, Unit 412-6

412 Maple Avenue, Unit 412-7

412 Maple Avenue, Unit 412-8

412 Maple Avenue, Unit 412-9

412 Maple Avenue, Unit 412-10

The Real Estate Appeals of All-Purpose Storage, 410 Maple Avenue, Unit 3, and 412 Maple Avenue, Units 412-1, 5, 6, 7, 8, 9, and 10 were withdrawn; no action was taken.

The Real Estate Appeal for Advanced Associations, LLC, 410 Maple Avenue, Unit 4, Unique ID #M026800, was also withdrawn; no action was taken.

Personal Property Appeal of M. Bradley Landworks, LLC, List #2031084

Motion made by Board Member Murphy, seconded by Board Member Turner, to grant the Personal Property Appeal of M. Bradley Landworks, LLC, to \$0.00. Discussion: None. Voice vote, 2-0, all in favor.

Veterans Exemption Appeal of James E. & Karen L. Hightower

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Veterans Exemption Appeal of James E. and Karen L. Hightower. Discussion: To qualify for the exemption, a veteran must be 100% permanently and disabled from a service-connected disability. Voice vote, 2-0, all in favor.

Personal Property Appeal of Daniels & Sons Construction, LLC

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Personal Property Appeal of Daniels & Sons Construction, LLC. Discussion: None. Voice vote, 2-0, all in favor.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Murphy, to adjourn the meeting at 6:36 p.m. Discussion: None. Voice vote, 2-0, all in favor. Meeting Adjourned.