

Town of Montville
Board of Assessment Appeals
Special Meeting Minutes
Wednesday, April 1, 2026, 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, 2025 Grand List as well as the 2024 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2025 were required to submit an appeal form by April 1, 2026, 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 1, 2026, 5:00 p.m.

Monday, April 6, 2026, 5:00 p.m.

Thursday, April 9, 2026, 5:00 p.m.

Tuesday, April 14, 2026, 5:00 p.m.

The meetings will be held in Room 203.

1. Call to Order

Chairperson Murphy called the meeting to order at 5:07

2. Roll Call

Present were Board Members Jonathan Genesky, Gary Murphy, and Flo Turner. Also present was Mayor Leonard Bunnell, Sr.

3. Approval of the Minutes:

a. Regular Meeting Minutes of September 30, 2025

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.

Courville's Garage, Inc., Motor Vehicle Exemption

Board Member Turner swore in the Appellant. Atty. Matthew Green, representing the Appellant, stated that the appeal is atypical and involves two (2) vehicles. The Appellant purchased the vehicles new for freight-for-hire use and filed the exemption forms prior to

the November deadline. He questioned the denial of the exemption and provided documentation, including a copy of the denial, the relevant state statute, and the vehicle titles, which include their respective gross weights and use. Per C.G.S. §12-81(74), the vehicles are exempt for a period of five (5) years. Additionally, motor vehicle taxes are prorated based on the months a vehicle is registered between October 1 and September 30. The Appellant, who purchased the vehicle in May 2025, was billed for the entire year. He requested the reason for the denial and the opportunity to provide any necessary additional information to support the appeal.

Mark Galipeav, 2023 Motor Vehicle and 2024 Motor Vehicle Supplemental

Board Member Turner swore in Mark Galipeav. Mr. Galipeav explained that, from 2023 to 2024, he loaned his vehicle to his son, who resides in Norwich, resulting in the vehicle being assessed in both Montville and Norwich. After researching the matter, he learned that motor vehicles are assessed in the town in which they are garaged.

Suzanne Silva, 100% Permanent and Total Veterans Exemption

Board Member Turner swore in Suzanne Silva. Ms. Silva stated that she was not aware of the deadline or that it was required to be submitted annually. As a result, the paperwork was not filed by the deadline.

Tom McNally, T&S Lawncare, Personal Property

Board Member Turner swore in Tom McNally. Mr. McNally questioned the estimated values of the listed items as determined by the Assessor, which significantly differ from his respective values.

Evelyn Malinowsky, Farming Exemption

Board Member Turner swore in Evelyn Malinowsky. Ms. Malinowsky questioned the removal of the farming exemption on the property, which has been in place since the mid-1940s.

Eastern CT Housing Opportunities (ECHO), Inc., Unit 2 (Vacant Land)

Board Member Turner swore in the Appellant. Atty. Alan Messier, representing the Appellant, questioned the determination of the acreage (8.80) and assessed value of the property, which is currently vacant. He provided a brief history of the property located at 82 Jerome Road, a 12.2-acre property, comprised of 54 existing units. In 2022, the Town approved the construction of 160 additional units. In 2023, the apartments were transformed into condominiums. In the declaration, the developer exercised the right to develop the additional units and the property was separated into Unit 1, which contains the existing units, and Unit 2, which comprises the vacant land. ECHO has since acquired the property and the development rights for Unit 2 and plans to construct up to 160 units.

William Santos, Personal Property

Board Member Turner swore in William Santos. Mr. Santos wished to appeal the assessment of his 2017 camper, which is assessed at considerably more than if it were purchased brand new.

Isaac and Rhondie Tait, Military Exemption (3 Vehicles)

Board Member Turner swore in Mark Richard, who is representing the Appellants, who reside out of state. The Tait's are career military: Mr. Tait, a Marine Corps veteran with 99% disability, and Ms. Tait, who works for the U.S. Coast Guard. After moving to Connecticut in 2021, the Tait's submitted their DD-214 form and the Assessor informed them that all three (3) vehicles would qualify for military exemption. Last October, they received a letter informing them that Ms. Tait did not qualify as active military and was assessed for back taxes from 2020 to 2024, including penalties.

- 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.

No action was taken.

5. Adjournment

The meeting was adjourned at 8:06 p.m.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Montville