

**Town of Montville**  
**Board of Assessment Appeals**  
**Special Meeting Minutes**  
**Monday, April 6, 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 5:00 p.m.

2. Roll Call

Present were Board Members Jonathan Genesky, Gary Murphy, and Flo Turner.

3. Approval of the Minutes:

a. Special Meeting Minutes of April 1, 2026 – *no action*

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 Affordable Storage Guys, LLC, Personal Property

Chairperson Murphy swore in Sean Passeral, Manager, Affordable Storage, representing Joseph Patterson. Mr. Passeral questioned the increase in the assessment, stating that no improvements were made to the property and the business has no personal property.

Personal Property Appeal of M. Bradley Landworks, LLC

Chairperson Murphy swore in Mark Bradley, Jr. Mr. Bradley stated that the business primarily provides labor, which is subcontracted. He owns a very limited number of tools, including a chainsaw, chop saw, weedwhacker, lawnmower, and hedge trimmer, and no large equipment. A new computer was purchased, in part, to manage the business. The Board viewed photographs of the tools, as provided by the Appellant.

Personal Property Appeal of Connecticut Scrap Metal Yard

Chairperson Murphy swore in Paul Rak. Mr. Rak is appealing the denial of their Manufacturing Machinery Equipment Exemption. Both the State and Town Assessors have audited the business and classified it as a manufacturer. While the Assessor's office informed him that the change was based on the Federal NAICS (North American Industry Classification System) Code, which classifies the business as a recycling plant, he explained that the state does not employ the NAICS Code. Rather, they use C.G.S. §12-81(72), which classifies the business as a manufacturing plant.

Personal Property Appeal of Linda Stewart, Zael Odds and Ends

Chairperson Murphy swore in Linda Stewart. Ms. Stewart stated that she opened an online business that never made any transactions. The business carried no inventory and has been closed.

Personal Property Appeal of PJS Management, LLC

Chairperson Murphy swore in Paul Sylvia. Mr. Sylvia stated that he previously owned a hardwood flooring business and continues to practice for a very small group of customers. He utilizes his mobile phone, a laptop, and a printer to manage the customers.

Personal Property Appeal of Phillips Whittaker & James, LLC

Chairperson Murphy swore in James Patrick. Mr. Patrick stated that, while the landscaping business continues to operate, the real estate business has ceased.

Personal Property of Sairas Brow Bar, LLC

Chairperson Murphy swore in Mirza Saira, who stated that no new equipment has been purchased.

Personal Property Appeal of Arthur and Susan Stamatien

Chairperson Murphy swore in Arthur and Susan Stamatien, who stated that they own eight (8) dogs for personal enjoyment and are, for dog licensing purposes, registered as a kennel.

Motor Vehicle Appeal of Melaney McHale

Chairperson Murphy swore in Melanie McHale. Ms. McHale stated that the vehicle resides on the Mohegan reservation and, per C.G.S. §12-81(71), motor vehicles owned by an indigenous tribe or spouse and garaged on the reservation of the tribe are tax-exempt.

She moved to the reservation with her husband, a member of the Mohegan Tribe, on November 1, 2024, and the vehicle was registered with the state in March 2025.

Personal Property Appeal of Balance Rocks, LLC

Chairperson Murphy swore in John Marion. Mr. Marion stated that the business was closed in December 2024 and submitted copies of the dissolution papers and Personal Property Declaration form – both of which state the dissolution of the business.

Personal Property Appeal of Wander Company Wood Turning, LLC

Chairperson Murphy swore in Corey Fowler. Mr. Fowler reported that the wood-turning business was officially dissolved in October 2025 and provided a copy of the dissolution papers that were filed with the Secretary of State.

Motor Vehicle Appeal of Joseph Feeney, Camper

Chairperson Murphy swore in Joseph Feeney. Mr. Feeney questioned the assessed value of the camper, which is considerably more than its purchase price and the value stated in J.D. Power Ratings & Car Values.

Personal Property Appeal of Creative Potential, LLC

Chairperson Murphy swore in Sierra Davis. Ms. Davis stated that she closed the business in March 2025 and provided a copy of the dissolution paperwork that was filed with the Secretary of State.

Real Estate Appeal of Laurence Eiden, Jr., 640 Route 82

Chairperson Murphy swore in Laurence Eiden, Jr. Mr. Eiden wished to appeal the valuation of the property, based on its square footage. He provided comparable or better properties, retrieved from the town's online records. He added that no modifications have been made to the home since it was built in 1995, the central air-conditioning system is not functioning, and the second floor remains unfinished.

Personal Property Appeal of American Tower Corporation

Chairperson Murphy swore in Paul Caines. Mr. Caines explained that cell tower assessments are based on the tenants' array residing on each respective tower. The tower, which is assessed with two (2) tenants, has had only one (1) tenant at the location since October 2021.

Personal Property Appeal of Carolyn Besade

Chairperson Murphy stated that a note from the Assessor states that no Agent Authorization was submitted by the Property Owner and there are no lease or land records. Paul Caines, representing the Appellant, provided the required documents that were e-mailed to the Assessor's office. He stated that, similar to the previous appeal, the tower, which has only two (2) tenants, was assessed as having four (4) tenants.

Motor Vehicle Appeal of David Spisak

Chairperson Murphy swore in David Spisak. Mr. Spisak stated that he has submitted the required forms and is seeking a refund for the payment of his motor vehicle property taxes. He is an Active-Duty Military Member who is a legal resident of the State of Florida, stationed in Connecticut since 2006. He owns a home in and is a registered voter in the State of Connecticut. He stated that, per Title 50, U.S. Code §4025, Guarantee of residency for military personnel and spouses, military members and their spouses do not lose or acquire a new state of residence or domicile solely due to absence from a state when complying with military voters.

- 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 Appeals were acted upon*

5. Adjournment

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted by:

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