

Town of Montville
Board of Assessment Appeals
Special Meeting Minutes
Tuesday, April 14, 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

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. Special Meeting Minutes of April 9, 2026 – *no action was taken*

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.

No Appeals were heard.

- 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.

Motor Vehicle Supplemental Appeal of Courville's Garage, Inc., List No. 82136

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Motor Vehicle Exemption for Courville's Garage, Inc., reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Motor Vehicle Supplemental Appeal of Courville's Garage, Inc., List No. 82135

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Motor Vehicle Exemption for Courville's Garage, Inc., reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Benjamin Crossley, List No. R2002002

The Appellant was not present for the Appeal.

Real Estate Appeal of Christopher Gardner, List No. D2008007

The Appellant was not present for the Appeal.

Real Estate Appeal of Suzanne Silva, List No. G0529400

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the 100% Permanent and Total Veterans Exemption, reducing the assessment to \$30,870.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Chance Wilson, List No. N032500

The Appellant was not present for the Appeal.

Motor Vehicle Supplemental Appeal of Mark Galipeav, List No. 82496

Motion made by Board Member Turner, seconded by Board Member Genesky, to approve the 2024 Motor Vehicle Supplemental Appeal, reducing the assessment to zero (\$0) dollars. Discussion: The tax for the vehicle was paid to the Town of Norwich, where the vehicle was temporarily residing. Voice vote, 3-0, all in favor. Motion carried.

Motor Vehicle Appeal of Mark Galipeav, List No. 80963

Motion made by Board Member Turner, seconded by Board Member Genesky, to deny the 2023 Motor Vehicle Appeal. Discussion: The time period for the Appeal has lapsed. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Evelyn Malinowsky, List No. M2007086

Motion made by Board Member Murphy, seconded by Board Member Genesky, to deny the Appeal for a Farming Exemption. Discussion: The Exemption was not granted due to the Appellant's failure to submit the required paperwork. Voice vote, 2-1. Voting in

Favor: Board Members Genesky and Murphy. Voting in Opposition: Board Member Turner. Motion carried.

Personal Property Appeal of M&M Transport Services, LLC, List No. M2010031

The Appellant was not present for the Appeal.

Real Estate Appeal of Eastern CT Housing Opportunities (ECHO), Inc., Unit 2, List No. 2025012

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Appeal. Discussion: The Board extensively discussed the Appeal and agreed to deny the Appeal. Voice vote, 3-0, all in favor.

Personal Property Appeal of Rug Doctor, List No. R2002023

The Appellant was not present for the Appeal.

Real Estate Appeal of 855 Route 32 Associates, LLC, List No. G0427800

The Appellant was not present for the Appeal.

Real Estate Appeal of Simaan Properties, LLC, List No. P0561800

The Appellant was not present for the Appeal.

Personal Property Appeal of T&S Lawncare, List No. T2011333

Motion made by Board Member Turner, seconded by Board Member Murphy, to grant the Appeal, reducing the assessment to \$21,343.00, excluding the 25% penalty.

Discussion: The total assessment amount, including the penalty, is \$26,678.00. The Board is not authorized to remove the penalty for not filing the required paperwork before the deadline date. Voice vote, 3-0, all in favor.

Personal Property Appeal of William Santos, List No. 20251040

Motion made by Board Member Turner, seconded by Board Member Genesky, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor.

Motor Vehicle Supplemental Appeal of Isaac and Rhondie Tait, List No. 82532

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65388

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65478

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65418

Motor Vehicle Supplemental Appeal of Isaac and Rhondie Tait, List No. 84043

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 64925

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65386

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65476

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65416

Motor Vehicle Supplemental Appeal of Isaac and Rhondie Tait, List No. 82531

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65387

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65477

Motor Vehicle Appeal of Isaac and Rhondie Tait, List No. 65417

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Motor Vehicle and Motor Vehicle Supplemental Appeals. Discussion: The Board extensively discussed the Appeals, including their qualification for the military exemption, residency, and the lack of submission of the required paperwork. Voice vote, 3-0, all in favor.

Personal Property Appeal of Affordable Storage Guys, LLC, List No. 20231004

Motion made by Board Member Turner, seconded by Board Member Genesky, to deny the Appeal. Discussion: The Appeal was denied due to the lack of submission of the required paperwork and information. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of M. Bradley Landworks, LLC, List No. 20231084

Motion made by Board Member Turner, seconded by Board Member Genesky, to reduce the assessed value to \$2,000.00, plus a penalty of \$500.00 (total \$2,500.00). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Connecticut Scrap Metal Yard, LLC, List No. C200205

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, classifying the business as a recycling yard, reducing the assessment to \$929,950.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Linda Stewart, List No. 20251002

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of PJS Management, LLC, List No. 20241030

Motion made by Board Member Turner, seconded by Board Member Murphy, to grant the Appeal, reducing the assessment to \$1,000.00, as reported, plus a penalty of \$250.00 (total \$1,250.00). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Culture Creations by Tamara, LLC, List No. 20231071

The Appellant was not present for the Appeal.

Personal Property Appeal of Arthur and Susan Stamatien, List No. 20221165

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property of Sairas Brow Bar, LLC, List No. 20231034

Motion made by Board Member Turner, seconded by Board Member Genesky, to deny the Appeal. Discussion: The Appeal was denied due to the lack of filing the proper paperwork and submitting the necessary information. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Phillips Whittaker & James, LLC, List No. 20170119

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Appeal. Discussion: The Appeal was denied due to the lack of filing the proper paperwork and submitting the necessary information. Voice vote, 3-0, all in favor. Motion carried.

Motor Vehicle Supplemental Appeal of Melaney McHale, List No. 81639

Motion made by Board Member Murphy, seconded by Board Member Turner, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Balance Rocks, LLC, List No. 20221010

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Wander Company Wood Turning, LLC, List No. 20231155

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$625.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Joseph Feeney, List No. 20241114

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Creative Potential, LLC, List No. 20170011

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of American Tower Corporation, List No. 02003CEL

Motion made by Board Member Turner, seconded by Board Member Genesky, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Carolyn Besade L/U & et al, List No. B0269700

Motion made by Board Member Turner, seconded by Board Member Genesky, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Motor Vehicle Appeal of David Spisak, List No. 64913

Motor Vehicle Appeal of David Spisak, List No. 65021

Motor Vehicle Appeal of David Spisak, Honda Odyssey, List No. 64982

Motion made by Board Member Murphy, seconded by Board Member Turner, to grant the Military Exemption, reducing the assessments to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Laurence Eiden, Jr., 640 Route 82, List No. Z9400060

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$158,330.00 (one hundred fifty-eight thousand and three hundred thirty dollars) (building). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Janet and Mark Swanson, List No. 20201060

The Appellant was not present for the Appeal.

Personal Property Appeal of Melissa Malinowski, List No. 20201070

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Gavin Cadieux & Javier Meagan, List No. 20241054

Motion made by Board Member Murphy, seconded by Board Member Genesky, to grant the Appeal, reducing the assessment to \$0.00 (zero dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeals of Theodore Wisniewski, List No. W4057000

Motion made by Board Member Murphy, seconded by Board Member Turner, to grant the Appeal, reducing the assessment to \$5,310.00 (five thousand three hundred ten dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Trinpo Trinley Tsang, List No. 20241028

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Appeal, due to the lack of submission of the required information. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Nancy Boothe, List No. B2006122

Motion made by Board Member Turner, seconded by Board Member Murphy, to deny the Appeal. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Richard and Monica Echevarria, List No. 20241096

The Appellant was not present for the Appeal.

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50772

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50797

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50795

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50773

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50798

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50796

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50775

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50800

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50798

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50774

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50799

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50794

Motor Vehicle Appeal of David and Brittney Bandholtz, List No. 50797

Motor Vehicle Supplemental Appeal of David and Brittney Bandholtz, List No. 80140

Motor Vehicle Supplemental Appeal of David and Brittney Bandholtz, List No. 80141

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Military Exemption. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Bove Brothers, LLC, List No. 20221040

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the Manufacturer's Exemption, reducing the assessment to \$20,150.00 (twenty thousand one hundred fifty dollars), pending the completion and submission of an amended form. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of William Lucero, List No. B0025200

Motion made by Board Member Turner, seconded by Board Member Genesky, to grant the 100% Permanent and Total Veterans Exemption, reducing the assessment to \$33,350.00 (thirty-three thousand three hundred fifty dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

5. Adjournment

Motion made by Board Member Murphy, seconded by Board Member Turner, to adjourn the meeting at 10:32 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