

Town of Montville Board of Assessment Appeals
Special Meeting Minutes
Wednesday, April 18, 2012 – 2:00 p.m.
Town Council Chambers – Town Hall

1. Call to Order

Chairperson Mattson called the special meeting to order at 2:00 p.m. after establishing a quorum.

2. Roll Call

Present were Board Members Wilson, Geary, Mattson and Pike (alternate). Also present was Town Assessor, Lucy Beit.

3. New Business

a. Motion made by Board Member Wilson, seconded by Board Member Geary to approve the meeting minutes of Tuesday, April 10, 2012; Wednesday, April 11, 2012, Thursday, April 12, 2012 and Saturday, April 14, 2012. Discussion, none, voice vote, 3-0, all in favor, motion carried.

4. Old Business

a. To consider and act on a motion to discuss and take action regarding the Board of Assessment Appeals heard at the meetings held on Tuesday, April 10, 2012; Wednesday, April 11, 2012, Thursday, April 12, 2012 and Saturday, April 14, 2012.

Motion made by Board Member Wilson, seconded by Board Member Geary, discussion, none, voice vote, 3-0, all in favor, motion carried.

Appeal of All Time Manufacturing, for personal property located at #2 Bridge Street, motion made by Board Member Wilson, seconded by Board Member Geary to reduce the assessed value to \$145,915 based on the audit findings. Voice vote, 3-0, all in favor, motion carried and the assessed value was amended.

Appeal of JKS Enterprises, LLC, dba Shantock Motors for personal property located at 2246 Norwich New London Turnpike. Motion made by Board Member Wilson, seconded by Board Member Geary to deny the assessment appeal as it was determined by the Board the assessment is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Juan and Carmen Ayala for personal property located at 157 Doyle Road. Motion made by Board Member Wilson, seconded by Board Member Geary to adjust the

assessment to reflect the actual assessed value plus \$400 for the shed and the deck plus the twenty five percent penalty for a total of \$7,150. Voice vote, 3-0, all in favor, motion carried and the assessment value was amended.

Appeal of Margaritaville of Connecticut, LLC for personal property located at #1 Mohegan Sun Blvd (Mohegan Reservation). Motion made by Board Member Wilson, seconded by Board Member Geary to deny the assessment appeal as it was determined by the Board to be a valid assessment, voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Lois and Gladys Bond for property located at Woodchuck Road. Motion made by Board Member Wilson, seconded by Board Member Geary to reduce the assessed value to \$498,680 based on the certified forester report submitted by the applicant. Voice vote, 3-0, all in favor, motion carried and the assessed value was amended.

Appeal of Teautrealt Wallcovering for property located at 174 Lake Drive East. Motion made by Board Member Wilson, seconded by Board Member Geary to deny the appeal as presented as it was determined by the Board the assessment is valid. Voice vote, 3-0, motion carried and the appeal was denied.

Appeal of James and Marion Hunt for property located at #41 Lenas Drive. Motion made by Board Member Geary, seconded by Board Member Mattson to deny the appeal as it was determined by the Board that the assessment is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of James and Marion Hunt for property located at #33 Lenas Drive. Motion made by Board Member Wilson, seconded by Board Member Mattson to deny the appeal as it was determined by the Board that the assessment is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of KT Enterprises, LLC for property located on Cook Drive. Chairperson Mattson recused herself from acting on this application to avoid a conflict of interest. Alternate Board Member Pike sat for Board Member Mattson as a voting member of this appeal. Motion made by Board Member Geary, seconded by Board Member Wilson to deny the appeal as it was determined by the Board that the assessment is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Mr. Charles Rieseck for property located at 99 Massachusetts Road. Motion made by Board Member Geary, seconded by Board Member Wilson to deny the appeal as it was determined the assessment is valid. Voice vote, 3-0, all in favor, motion carried.

Appeal of Ms. Helen Romano for property located on Fitch Hill Road. Motion made by Board Member Wilson, seconded by Board Member Mattson to reduce the assessed

value of the property to five thousand dollars. Voice vote, 3-0, all in favor, motion carried and the appeal was granted and an adjustment made to the assessed value.

Appeal of Mr. Ronald Sydor (executor for the estate of Ms. Jean Sydor) for property located at 766 Route 163. Motion made by Board Member Wilson, seconded by Board Member Geary to reduce the assessed value of the property to \$119,840 to reflect the deduction for an outbuilding that was incorrectly assessed to the property. Voice vote, 3-0, all in favor, motion carried and the appeal was granted and a reduction made to the assessed value of the property.

Appeal of Tarragon Corp for property located on #48 Saltbox Lane, #40 Saltbox Lane and #44 Saltbox Lane. Motion made by Board Member Wilson, seconded by Board Member Geary to deny the appeal as it was determined by the Board the assessed value is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Tarragon Corp for three properties located on Old Colchester Road. Motion made by Board Member Wilson, seconded by Board Member Geary to deny all three of the appeals as it was determined by the Board that the assessments are valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Tarragon Corp for property located on Chesterfield Road. Motion made by Board Member Wilson, seconded by Board Member Geary to authorize a ten percent reduction of the assessed value of the property to bring it in line with comparable properties in the area and to reduce the assessed value to \$305,540. Voice vote, 3-0, all in favor, motion carried and the assessment was amended and the appeal was granted.

Appeal of Tarragon Corp for property located on Fire Street. Motion made by Board Member Wilson, seconded by Board Member Geary to reduce the assessed value of the property by five percent to bring it in line with comparable properties in the area and to reduce the assessed value to \$148,680. Voice vote, 3-0, all in favor, motion carried and the appeal was granted by the Board.

Appeal of Dmitry & Oksana Zilbershteyn for property located at 21 Chris Drive. Motion made by Board Member Mattson, seconded by Board Member Mattson to deny the appeal as it was determined by the Board the assessment is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Walter and Ernest Wainwright for property located at 71 Moxley Road. Motion made by Board Member Wilson, seconded by Board Member Geary to deny the appeal as it was determined the assessment is valid. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Mr. Bruce Wisniewski for property located at 156 Massapeag Side Road. Motion made by Board Member Wilson, seconded by Board Member Mattson to reduce

the assessed value of the property to \$153,520 for external obsolescence that was not reflected in the assessment this year. Voice vote, 3-0, all in favor, motion carried and the appeal was granted.

Appeal of Albert and Marion Ouellette for property located at 401 Kitemaug Road. Motion made by Board Member Wilson, seconded by Board Member Geary to reduce the assessed value of the property to its original assessment of \$199,220 to bring it in line with the houses in the neighborhood. Voice vote, 3-0, all in favor, motion carried.

Appeal of Mr. Carl Williams for property located at #3 Court Avenue. Motion made by Board Member Wilson, seconded by Board Member Mattson to dismiss the appeal for failure to appear. Voice vote, 3-0, all in favor, motion carried and the appeal was dismissed.

Appeal of Ines and Lewis Mazzei for property located at #1, 2,5,6,9,11,12,15,16,19,20,23 and 24 Horizon Drive and 687 Old Colchester Road. Motion made by Board Member Wilson, seconded by Board Member Geary to deny the application. Voice vote, 3-0, all in favor, motion carried and the appeal was denied.

Appeal of Mr. Laurence Eiden for property located at 650 Norwich Salem Turnpike, 620 Norwich Salem Turnpike and 640 Norwich Salem Turnpike. Motion made by Board Member Wilson, seconded by Board Member Mattson to deny the appeals as it was determined by the Board that the assessments are valid. Voice vote, 3-0, all in favor, motion carried.

5. Remarks from the Board Members – none.

6. Adjournment

Motion made by Board Member Wilson, seconded by Board Member Geary to adjourn the meeting at 3:55 p.m. discussion, none, voice vote, 3-0, all in favor, motion carried.

Respectfully Submitted by:

Audrey Ulmer, Recording Secretary for the Town of Montville.