

Town of Montville Board of Assessment Appeals

**Special Meeting Minutes**

April 12, 2016

3:00 p.m. – Room 203 – Town Hall

1. Call to Order  
Chairman Pike called the meeting to order at 3:00 p.m.
2. Roll Call  
Present were Board Members Wills Pike, Florence Turner and Stanley Gwudz. Also present was Town Assessor Lucy Beit.
3. Approval of the meeting minutes of:
  - a. Special Meeting Minutes of Tuesday, April 5, 2016;  
  
Motion made by Board Member Gwudz, seconded by Board Member Turner.  
Voice vote, 3-0, all in favor. Motion carried.
  - b. Special Meeting Minutes of Thursday, April 7, 2016;  
  
Motion made by Board Member Turner, seconded by Board Member Pike.  
Voice vote, 2-0, in favor, Board Member Gwudz abstained. Motion carried.
4. New Business - *none*
5. 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 5, 2016 and Thursday, April 7, 2016.  
  
Motion made by Board Member Gwudz, seconded by Board Member Turner.  
Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

**Personal Property Appeal of John A. Boudah, Jr. Construction, 8 Manor Road,  
Account #B2013258**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to adjust the assessed value of the property from \$2,998 to \$0 based on proof of business closure prior to 10/1/2015. Voice vote, 3-0, all in favor. Appeal granted.

**Personal Property Appeal of Kobyluck Sand & Gravel, Inc., 170 Oxoboxo Dam Road, Account #K4026500**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal. Discussion: It was clarified that the State no longer reimburses the Town for this exemption. Discussion ensued regarding the supporting documentation provided pertaining to the request of the Appellant for the Board to apply the manufacturer's exemption. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Faria Beede Instruments, Inc., for property located at 42 Pink Row, Account #G0366700, MBL #074-038-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal. Discussion: Discussion ensued regarding the appraisal provided. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of 350 Route 32 Holding, LLC. for property located at 350 Route 32, Account #M0361800, MBL #073-047-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal based on lack of supporting documentation that was requested of the Appellant. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of William R. Allen for property located at 1439 Old Colchester Road, Account #R0620100, MBL 105-029-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal. Discussion: Discussion ensued regarding the appraisal provided. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Xiaoqing Chen for property located at 1099 Route 163, Account #H0251000, MBL 052-045-00E**

Motion made by Board Member Turner, seconded by Board Member Gwudz, to deny the appeal. Discussion: Discussion ensued regarding the supporting documentation provided. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Eileen Emery for property located at 901 Old Colchester Road, Account #E0105600, MBL #029-087-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal. Discussion: Discussion ensued regarding the supporting documentation provided concerning wetlands on the property. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Donny Jacobowitz for property located at 314 Route 163, Account #C0420800, MBL #082-062-000**

Motion made by Board Member Gwudz, seconded by Board Member Pike, to deny the appeal. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Jose & Faith Monge for property located at 33 Hewitt Drive, Account #M0325800, MBL #068-026-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal based on lack of supporting documentation. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Diane & William Nicolosi for property located at 4 Little John Drive, Account #D0582900, MBL #101-030-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal. Discussion: Discussion ensued regarding Appellant's submittal of appraisal and the condition of the property due to unfinished, unpermitted work conducted by the previous owners. Voice vote, 3-0 all in favor. Appeal denied.

**Real Estate Property Appeal of Peter P. Nowakowski for property located at 116 Fellows Road, Account #H0161300, MBL #037-036-000**

Motion made by Board Member Turner, seconded by Board Member Gwudz, to deny the appeal. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Emanuel D. and Deborah F. Perry for property located at 48 Georgia Road, Account #S0498900, MBL #092-125-000**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to deny the appeal based on lack of supporting documentation. Voice vote, 3-0, all in favor. Appeal denied.

**Real Estate Property Appeal of Jeffrey S. & Julie L. Wooten for property located at 146 Polly's Lane, Account #M2001005, MBL #102-047-00A**

Motion made by Board Member Gwudz, seconded by Board Member Turner, to adjust the assessed value of the property from \$191,010 to \$164,000 based on sales information provided. Voice vote, 3-0, all in favor. Appeal granted.

**Real Estate Property Appeal of Amy Szeto-Hing Wu for property located at 11 Gail Avenue, Account #D0573500, MBL #100-075-000**

Motion made by Board Member Pike, seconded by Board Member Turner, to deny the appeal. Voice vote, 3-0, all in favor. Appeal denied.

**Personal Property Appeal of Globe Travel, 1 Mohegan Sun Boulevard, Account #G2007145**

Motion made by Board Member Turner, seconded by Board Member Pike, to deny the appeal. Voice vote, 3-0, all in favor. Appeal denied.

5. Adjournment

Motion made by Board Member Gwudz, seconded by Board Member Turner to adjourn the meeting at 5:17 p.m. Voice vote, 3-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Lucy Beit, (acting as) Recording Secretary for the Town of Montville