

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes

March 5, 2018

6:00 p.m. Room 203 – Montville Town Hall

Property Owners in the Town of Montville are hereby notified that the Board of Assessment Appeals will meet during the month of March at Town Hall for the sole purpose of hearing appeals related to assessments of Real Estate and Personal Property for the October 1, 2017 Grand List as well as the 2016 Supplemental Motor Vehicle assessments.

All persons wishing to appeal their assessments on the Grand List of October 1, 2017 were required to submit an appeal form by February 20, 2018.

1. Call to Order

Lucy Beit called the meeting to order at 6:00 p.m.

2. Roll Call

Present were Board Members Joseph Aquitante, Gary Murphy and Florence Turner. Also present were Assessor Lucy Beit and Assessor Clerk Rachel Ferreira.

3. Approval of the:

a. Regular Meeting Minutes of September 16, 2017

Motion made by Board Member Turner, seconded by Board Member Murphy.

Discussion: Board Members Aquitante and Murphy said they would abstain from the vote since they were not members of the Board of Assessment Appeals at the time of the last meeting. Voice vote 1 in favor, two abstentions. Motion carried.

4. Election of Chairperson

Motion made by Board Member Aquitante to elect Board Member Turner as Chair and seconded by Board Member Murphy. Voice vote 3-0, all in favor, motion carried.

5. Election of Secretary

Motion made by Board Member Murphy to elect Board Member Aquitante as Secretary.

Motion was seconded by Board Member Turner. Voice vote 3-0, all in favor, motion carried.

6. Report from Town Assessor Lucy Beit

The Assessor welcomed the new members to the Board. A quick discussion was held regarding the responsibilities of the Board.

The Assessor alerted the Board to the fact that there were no appeal meetings scheduled for Saturday, March 10, 2018. The Board discussed cancelling the meeting. Due to the

projected Wednesday, March 7, 2018 snowstorm, however, it was deemed more logical to cancel the Wednesday meeting. Motion made by Board Member Turner to cancel the March 7, 2018 meeting. Motion was seconded by Board Member Aquitante. Voice vote, 3-0, all in favor, motion carried.

7. 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, 2017 as well as the 2016 Supplemental Motor Vehicle assessments.

The Estate of Stephen Legg, Theresa M. Fuller Executrix, 260 Chesterfield Rd., Real Estate Account #L0072400, MBL 029/127-000

Amy Blume, Agent for the property owner was sworn in at 6:10 p.m. She stated the property has been on the market for years and there is currently an offer to purchase the property. The offer is far below the appraised value of \$563,560 the Town is using for the 227.12 acre property. The problems with the property include its irregular shape and lack of road frontage needed per the Planning & Zoning Dept. regulations. At present the cost of development exceeds the benefits and the highest and best use would be as an oversized single family lot. Documentation was submitted to support the appeal.

James Andriote, SBX Laurel Lock Campground, Personal Property Account #A9800028

James Andriote was sworn in at 6:25 p.m. Mr. Andriote stated he has a 2004 12x33 park model camper located at Laurel Lock campground. The camper has a deck measuring 12x24 or so and an attached awning which goes out about 10 feet. He also owns a shed on his lot. The assessed value increased over last year which he is questioning. He stated the assessed value should be \$7,940 or lower.

Colleen & Mark Carroll, 77 Laurel Lock Campground, Personal Property Account #20170078

Colleen Carroll was sworn in at 6:35 p.m. Ms. Carroll stated the 27 foot 2011 Heartland North Trail trailer was purchased at auction on 4/26/2017 for \$7,970. The trailer was renovated. She supplied the N.A.D.A. retail value and requested the value be reduced to \$11,000.

Fox Cemetery Association, Inc., 685 Route 163, Real Estate Account #F0168800, MBL 038/060-000

Fred Matzul, Agent for the property owner was sworn in at 6:35 p.m. He stated the Association was asking for a 6 month extension for the exemption filing period for the vacant land parcel. He stated there was hardship as the Association Board members were elderly and in need of extra time. An Attorney would be retained to reorganize. Mr. Matzul explained that the vacant parcel abuts the cemetery lot and would be used when the original cemetery was full. He further explained after questions by Board Member Aquitante that the cemetery goes back to the 1600's and is a family cemetery. There are no expenses as Mr. Matzul volunteers his time to maintain

and any Funeral Home used is in charge of the digging of the plot. The last internment was in 2017.

Ray Meyer, 164 Fellows Rd. #7, Real Estate Account #H9600002, MBL 030/003-T07

Ray Meyer was sworn in at 6:55 p.m. Mr. Meyer is the owner of 1994, 14x66, 924 square feet Mobile Home. He cited the condition. He would like the appraised value to be reduced to \$21,000 from the current \$27,930.

Robert Mrowka, 96 Route 163, Personal Property Account #20170033

Karl Sheflott, agent for Robert Mrowka was sworn in 7:20 p.m. Mr. Mrowka was also present. His appeal concerned the taxation in Montville of a Recreational Vehicle registered in Florida. Documentation was provided showing Mr. Mrowka's Florida driver's license, various photos and other paperwork. Mr. Sheflott stated the RV was here at times. He also stated that as soon as the weather gets cold, it goes down south. Board members asked what the value of the RV was and they were told that information was irrelevant.

Patrick & Angela Kennedy, 39 Spruce Ln., Real Estate Account #Z0365100, MBL 039/008-009

Patrick Kennedy was sworn in at 7:48 p.m. Mr. Kennedy asked if he could show the Board Members information for his appeal that was stored in an email on his phone. The Board agreed but Mr. Kennedy had trouble retrieving the email. The Board rescheduled Mr. Kennedy's appointment to March 10, 2018.

PC 80 LLC, 80 Route 32, Real Estate Account #C0320800, MBL 067/066-000

Attorney Harry Heller was present as Agent for William Allen who was sworn in at 7:55 p.m. Board Member Gary Murphy recused himself from the appeal citing a conflict of interest. The appeal concerned the valuation of the commercial property. Attorney Heller spoke in detail about the property and the market conditions for office space in our area. An appraisal was provided. The original appeal asked the appraised value be reduced to \$2,200,000. The request was amended to \$2,500,000 as the appraisal was not ready at the time of the appeal deadline.

8. Adjournment

Motion made by Board Member Murphy, seconded by Board Member Aquitante to adjourn the meeting at 8:06 p.m. Voice vote, 3-0, all in favor, motion carried

Respectfully Submitted by:

Lucy Beit, Recording Secretary for the Board of Assessment Appeals