

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes
Tuesday, March 10, 2020
6:00 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 March at Town Hall for the sole purpose of hearing appeals related to assessments of Real Estate, and Personal Property for the October 1, 2019 Grand List as well as the 2018 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the Grand List of October 1, 2019 were required to submit an appeal form by February 20, 2020.

Hearings will be held by appointment on the following dates and times:

- Tuesday, March 3, 2020, 6:00 p.m. (*canceled*)
- Tuesday, March 10, 2020, 6:00 p.m.
- Saturday, March 14, 2020, 9:00 a.m.
- Wednesday, March 18, 2020, 6:00 p.m.

The meetings will be held in Room 203.

1. Call to Order
Chairperson Turner called the meeting to order at 6:00 p.m.
2. Roll Call
Present were Board Members Patricia Boyles, Gary Murphy, and Florence Turner. Absent were Alternate Board Members Sean Furlow and Joan Paskewich. Also present was Town Assessor Lucy Beit.
3. Approval of the Regular Meeting Minutes of Saturday, September 14, 2019.
Motion made by Board Member Turner, seconded by Board Member Murphy, to approve the Board of Assessment Appeals Regular Meeting Minutes of September 14, 2019. Discussion: None. Voice vote, 3-0, all in favor.
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, 2019 as well as the 2018 Supplemental Motor Vehicle assessments.
Real Estate Appeal of Lucille A. Lupinacci, Account No. L0477800, for the property located at 111 Woodland Drive
Attorney Stan Lucas, representing Lucille A. Lupinacci, stated that, after viewing the property, he found it to have no practical value due to its location and the 1983

construction of a pump station in the vicinity of the property, which has caused significant degradation to the property due to water runoff. In addition, though there is a 15-foot easement located to the left of the property, it does not provide any meaningful access due to the topography of the land; there is no access to the right of the property.

Real Estate Appeal of Calvary Chapel of Southeastern Connecticut, Account #P0100300, for the property located at 221 Chapel Hill Road

Joseph Paskewich, representing the Appellant, was sworn in by Board Member Turner. He stated that the Chapel was turned over to them during the Fall of 2018 and volunteers have been working both inside and outside of the building since January 2019. The site was visited by the Town's Building Inspector in October 2019 and a stop-work order was issued due to existing violations. As such, neither the building nor the home may not be used. Mr. Paskewich does not know what the violations are nor has he been informed as to what the violations are. As such, he is unable to remedy the issue(s) to make the buildings usable.

Real Estate Appeal of 350 Route 32 Holding, LLC, Account No. M0361800, for the property located at 350 Route 32

Attorney Brian Hoeing, Esq., representing the Appellant, stated that the Appellant is seeking tax assessment relief due to its location and condition. He felt that the date of 1972 indicated on the Assessor's card refers to the year the building was expanded upon and not the construction of the original building. The building has one tenant, a barbershop, which has a month to month lease. The remainder of the building has been vacant for numerous years and has significant water issues due to its location, an insufficient pump that has been unable to keep up with the influx of water, and a spring that is located on the property. In addition, the HVAC system was vandalized and has been destroyed. He stated that the building is no longer functional in its current location and condition.

Real Estate Appeal of Zachary Francis Cash, Account No. A0102500, for the property located at 0 Chesterfield Road

Zachary Francis Cash was sworn in by Board Member Turner. Mr. Cash stated that approximately 58 of the 60 acres were converted to forestry property and stated his plans to construct a single-family residence on the remaining 2 acres. He submitted comparables based on 2-acre properties in the area. The property is located near Montville High School and abuts the Nature Center.

Real Estate Appeal of Paul H. and Alicia C. Dana, Account No. T0020300, for the property located at 84 Ridge Hill Road

Paul and Alicia Dana were sworn in by Board Member Turner. The Appellants stated that the property is located on a cliff and the home was purchased for \$425,000.00 after being on the market for 4-½ years. The Appellants presented the appraisal report that was

conducted when they purchased the house. They stated that a number of the features in the house are not in working condition, including the hot tub and the sauna, which will be removed due to a mold issue. They also stated that, contrary to the Assessor's card, the home has two and not three bathrooms. In addition, the home is 3,000 square feet, not 4,000 square feet, as was advertised by the owner.

Real Estate Appeal of Charles Hugh & Liesa Sienkowski, Account No. 20191069, for the property located at 88 Laurel Lock Campground

Charles Hugh and Liesa Sienkowski were sworn in by Board Member Turner. The Appellants stated that they were lax in submitting their paperwork regarding the value of the travel trailer and submitted a copy of the Bill of Sale. The trailer, which is a 24' 2008 Gulfstream Kingsport Travel Trailer, is in satisfactory condition with no serious issues.

Real Estate Appeal of Ryvin, LLC, Account No. M0424400, for the property located at 860 Route 32

Michael Doherty, representing the Appellant, was sworn in by Board Member Turner. Mr. Doherty stated that \$60,000.00 in renovations, including carpeting, painting, a furnace replacement, and joining the upstairs apartment with the downstairs business, was conducted on the property. He did not feel that the renovations and improvements amount to an increase of 53%.

Real Estate Appeal of Patrick & Angela Kennedy, Account No. Z0365100, for the property located at 39 Spruce Lane

Patrick and Angela Kennedy were not present.

4. Adjournment

The meeting adjourned at 8:01 p.m.

Respectfully Submitted by:

Agnes Miyuki

Recording Secretary for the Town of Montville