

**Town of Montville**  
**Board of Assessment Appeals**  
**Regular Meeting Minutes**  
**Saturday, March 6, 2021**  
**9:00 a.m. – Montville Town Hall – Town Council Chambers**

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, 2020 Grand List as well as the 2019 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2020 were required to submit an appeal form by February 20, 2021.

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

- Saturday, March 6, 2021, 9:00 a.m.
- Tuesday, March 9, 2021, 6:00 p.m.
- Thursday, March 11, 2021, 6:00 p.m.
- Tuesday, March 16, 2021, 6:00 p.m.

The meetings will be held in Room 203.

1. Call to Order  
Board Member Murphy called the meeting to order at 9:04 a.m.
2. Roll Call  
Present were Board Members Patricia Boyles and Gary Murphy. Absent were Board Member Florence Turner and Alternate Board Member Joan Paskewich. Also present was Tax Assessor Lucy Beit.
3. Approval of the Regular Meeting Minutes of Saturday, September 12, 2020.  
Motion made by Board Member Boyles, seconded by Board Murphy. Discussion: None. Voice vote, 2-0, all in favor. Motion carried.
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, 2020 as well as the 2019 Supplemental Motor Vehicle assessments.  
  
Motion made by Board Member Boyles, seconded by Board Murphy. Discussion: None. Voice vote, 2-0, all in favor. Motion carried.

**Real Estate Appeal of Francesca A. Cintolo, 146 Moxley Road, Uncasville, Account No. B0032100**

Francesca A. Cintolo was sworn in by Board Member Murphy. Ms. Cintolo stated that she received an increase on the assessment due to the construction of an overhang to the barn, which, viewed from the street, appears to be an addition. She did not respond to the letter received by the Assessor requesting access to the property to inspect the barn due to concerns for the safety of the visitors from the horses, which have been rescued and could be unpredictable. Plans of the barn were presented to the Board and photographs will be provided prior to their next meeting. In response to Board Member Murphy, she is not operating a business. The barn has electricity and floodlights have been installed on the barn overhang and hydrants are located outside of the barn. The barn, which has a small loft, is open and does not include any stables.

**Real Estate Appeal of Marshall Sampietro, 15 Cottage Road, Account No. S2003102**

Marshall Sampietro was sworn in by Board Member Murphy. Mr. Sampietro stated that the assessment for his 2003 trailer was increased due to a penalty. According to the town's records, Board Member Murphy confirmed that \$1,510.00 in penalties was charged to his account due to the late filing of his paperwork. Mr. Sampietro explained that he had neglected to file the form due to personal issues he was experiencing at the time and felt that the fine was excessive. Board Member Murphy informed him that it is not under the Board's jurisdiction to adjust or waive the penalty, which is determined by the State.

**Real Estate Appeal of Hitalk Hotels, LLC, 2049 Route 32, Account No. C0612200**

*The Appellants were not present for their Appeal.*

**Real Estate Appeal of Theodore T. Wisniewski, Sr., Living Trust, 469 Route 163, Account No. W0127600**

Theodore T. Wisniewski was sworn in by Board Member Murphy. Mr. Wisniewski stated that he received a penalty letter stating that penalties were waged against his account due to the late filing of his paperwork. The form, which he was to submit, was never received nor was he aware of it as he had never received such notices in the past. Board Member Murphy informed him that it is not under the Board's jurisdiction to reduce or waive the penalty. Mr. Wisniewski recommended the town send such mailings "Return Postage Guaranteed" so that letters that are received by the wrong recipient are more likely to be redirected to the correct individual.

**Real Estate Appeal of Dawne Castellon, 15 Cottage Road, Account No. C2000143**

James Pino, Jr., and Dawne Castellon were sworn in by Board Member Murphy. Mr. Pino and Ms. Castellon wished to contest the assessment of their camper, which was determined by the Assessor's office due to non-filing of the paperwork. Board Member Murphy encouraged them to complete and submit the form that is mailed to them in the future so that their camper can be properly assessed. He also informed them that, while the assessment of the camper can be reduced by the Board, they do not have the authority to reduce or waive the penalty.

**Real Estate Appeal of Bluewire Sun, LLC, Mohegan Sun, Account No. B2014122**

Store Manager Jennifer Bradlaw, representing Bluewire Sun, LLC, was sworn in by Board Member Murphy. The Board Members agreed to allow Director David Mau to speak via speakerphone. Director Mau provided a brief history of the store, which is located in the Mohegan Sun Casino, stating that the store, which opened in 2013, moved to a larger space in 2019. The existing fixtures and furniture in the new space were utilized and an appraiser was hired to provide liquidation (auction) and fair market value prices. He also noted that the business was acquired by them following the bankruptcy of the original owners. In response to Board Member Murphy, Director Mau stated that the store, which currently sells high-end consumer electronics, women's apparel, bags, facial care products, etc., re-opened in October 2020, closed for approximately one month due to personnel turnover, and is currently open.

4. Adjournment

Motion made by Board Member Boyles, seconded by Board Member Murphy, to adjourn the meeting at 11:41 a.m. Discussion: None. Voice vote, 2-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville