

**Town of Montville**  
**Board of Assessment Appeals**  
**Regular Meeting Minutes**  
**Saturday, March 9, 2024, 9:00 a.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, 2023 Grand List as well as the 2022 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2023 were required to submit an appeal form by February 20, 2024.

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

- Saturday, March 9, 2024, 9:00 a.m.
- Wednesday, March 13, 2024, 6:00 p.m.
- Thursday, March 14, 2024, 6:00 p.m.
- Wednesday, March 20, 2024, 6:00 p.m.
- Thursday, March 21, 2024, 6:00 p.m.

The meetings will be held in Room 203.

1. Call to Order  
Board Member Turner called the meeting to order at 9:00 a.m.
2. Roll Call  
Present were Board Members Richard Cenami and Florence Turner, and. Absent were Board Members Sean Furlow, Gary Murphy, and Joan Paskewich. Also present was Assessor's Clerk Dawn Attardo.
3. Approval of the Regular Meeting Minutes of Saturday, September 9, 2023  
Motion made by Board Member Cenami, seconded by Board Member Turner. 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, 2023 as well as the 2022 Supplemental Motor Vehicle assessments.  
Motion made by Board Member Cenami, seconded by Board Member Turner.  
Discussion: None. Voice vote, 2-0, all in favor. Motion carried.

**Personal Property Appeal of Crowned Caldwell Solutions, LLC, 70 Broadview Avenue, Account No. 20221127**

Board Member Turner swore in Sara Caldwell. Ms. Caldwell stated that the business has not generated any income since being established.

**Personal Property Appeal of Lusca Tattoo, LLC, 58 Doyle Road, Account No. 20211077**

*The Appellant was not present for the Appeal.*

**Personal Property Appeal of Hubert E. Butler Construction, LLC, 41 Beckwith Drive, Account No. 20181103**

Board Member Turner swore in Jennifer Mattos. Ms. Mattos stated that the business moved out of the Town of Montville in February and, while they received the Assessment Valuation letter, did not receive the initial mailing.

**Personal Property Appeal of James and Alma Barreto, Pequot Ledge Campground, Lot 42, Account No. 20201047**

Board Member Turner swore in James Barreto. Mr. Barreto stated that his contract with the Campsite expired in August 2023 and his property was removed in September 2023. He stated that he did not receive a Personal Property Declaration Form from the Assessor's Office and received a Personal Property Tax bill, with the added penalty. Assessor's Clerk Attardo explained the process and the Appellant agreed to present paperwork from the Campground stating that his contract had expired and was not renewed.

**Real Estate Appeal of Ray & Ashley Meyers, 51 Fellows Road, Account No. M2011001**

Board Member Turner swore in Ray and Ashley Meyers. Mr. Meyers provided supporting documentation stating the estimated values of the surrounding homes. He stated that he has been in the process of constructing the home over the past four (4) years. The framing is completed and the windows, roofing, and septic system have been installed. The electrical, plumbing, and septic system has not been hooked up and the home remains unfinished. He estimates the appraised value at \$142,000.00.

**Personal Property Appeal of Igor Parsadanor, 157 Doyle Road, Account No. 20221179**

Board Member Turner swore in Igor Parsadanor. Mr. Parsadanor stated that the camper was sold in September 2023 and, apparently, failed to notify the Town.

**Real Estate Appeal of Kevin & Robin Musto, 7 Jennie Drive, Account No. F0241400**

Board Member Turner swore in Kevin Musto. Mr. Musto stated that he received a letter from the Assessor's Office stating that the assessed value of his property is increasing by \$1,680.00 and was informed that the increase is due to the installation of a generator. He stated that a transfer switch was installed for a portable generator and there is no permanent generator on the property.

**Real Estate Appeal of Kam Lin Ho, 23 Georgia Road, Account No. F0552600**

Board Member Turner swore in Kam Lin Ho. Ms. Tammy Paloubu was also present to act as her Translator. Ms. Ho stated that the electricity and gas were shut off for the condominium unit which, along with others, were condemned due to the sinking of the building.

**Personal Property Appeal of Christopher Ready and Chrystal Anderson, Laurel Lock Campground, Lot 48**

*The Appellant was not present for the Appeal.*

**Personal Property Appeal of T & S Lawn Care, 1017 East Lake Road, Account No. T2011333**

Board Member Turner swore in Thomas McNally. Mr. McNally stated that he has owned his business since 2011 and, while there were no changes to the personal property, the assessed value of the property increased from \$15,000.00 to \$60,000.00. He estimates the assessed value of the personal property for the business as \$17,000.000.

**Personal Property Appeal of Fouse Masonry, 550 Route 151, Account No. 20231045**

Board Member Turner swore in Thomas Fouse. Mr. Fouse stated that the business was dissolved in 2013 and continued to work on small jobs. Due to health reasons, he has completely ceased working.

**Real Estate Appeal of Frank & Linda Crandall, 10 Daisy Hill Road, Account No. K2007004**

Board Member Turner swore in Frank Crandall. Mr. Crandall provided a brief background of the property. He began constructing a new single-family residence, which remains partially completed. While the Building Department has issued a Partial Certificate of Occupancy, the Assessor's Office has been valuing the property at 100% since 2021. He also stated that there is a 50' buffer to the wetlands on the property that cannot be developed and, as such, should be assessed accordingly.

**Real Estate Appeal of Point Breeze Association, 67 Point Breeze Road, Account No. P0372400**

Board Member Turner swore in Paula Schwenk. Ms. Schwenk requested a reduction of the assessed value of the 1.18-acre non-buildable property, which includes a ledge, to \$7,500.00. The Board Members were invited to view the property at any time.

**Real Estate Appeal of Arthur & Helena Birkbeck, 637 Route 163, Account No. A0110900**

Board Member Turner swore in Arthur Birkbeck. Mr. Birkbeck, who resides in the home located beside the entrance to the Transfer Station, requested a reduction in the assessed value of the property as a result of the redesigned Transfer Station.

**Real Estate Appeal of Thomas E. Simone, 135 Maple Avenue, Account No. G0353800**

Board Member Turner swore in Thomas Simone. Mr. Simone requested a reduction in the assessed value of their property. Constructed in 1910, the property is located near the scrapyards, resulting in constant noise, which begins at 5:30 a.m., fires, and explosions, affecting their quality of life. In addition, they have a clear view of the scrapyards during the fall/winter months as a result of the clearing of the land.

**Personal Property Appeal of Backwood Barns & Sheds, LLC, 4 Walnut Drive, Account No. 20231103**

*The Appellant was not present for the Appeal.*

**Personal Property Appeal of Turner Environmental, 68 Ridge Hill Road, Account No. 20201017**

Board Member Turner swore in David Turner. Mr. Turner stated that he moved his business into his home in 2019. The Personal Property primarily includes a computer, printer, file cabinet, and hand tools; other necessary equipment is rented or subcontractors are hired. He neglected to submit his Personal Property Declaration Form and the assessed value of his property increased by approximately 110%. He assesses the value of the property to \$800.00.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 12:00 p.m. Discussion: None. Voice vote, 2-0, all in favor. Meeting Adjourned.