

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes
Wednesday, March 13, 2024, 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, 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 6:00 p.m.

2. Roll Call

Present were Board Members Richard Cenami, Gary Murphy, and Florence Turner, and. Absent were Board Members Sean Furlow and Joan Paskewich. Also present was Assessor's Clerk Dawn Attardo.

3. Approval of the Regular Meeting Minutes of Saturday, March 9, 2024

Motion made by Board Member Turner, seconded by Board Member Cenami. Discussion: None. Voice vote, 2-0-1. Voting in Favor: Board Members Cenami and Turner. Voting in Opposition: None. Voting in Abstention: Board Member Murphy. 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, 3-0, all in favor. Motion carried.

Real Estate Appeal of Monica A. Pomazon, 90 Pequot Road, Account No. A0386200

The Appellant was not present for the Appeal.

Personal Property Appeal of Raymond & Maralyn Anderson, Pequot Ledge Campground, Lot 9-B, Account No. A2000085

Board Member Turner swore in Maralyn and Raymond Anderson. Ms. Anderson questioned the increase in the assessed value of the trailer, stating that there have been no changes to the trailer since it was inherited from their parents twelve (12) years ago.

Personal Property Appeal of Hitalk Hotels, LLC, 2049 Route 32, Account No. 20201030

The Appellant was not present for the Appeal.

Commercial Appeal of Montville Apartments, 170 Route 32, Account No. V0289000

The Appellant was not present for the Appeal.

Personal Property Appeal of James and Alma Barreto, Pequot Ledge Campground, Lot 42, Account No. 20201047 (from March 9 Regular Meeting)

Board Member Turner swore in James Barreto. As promised, Mr. Barreto provided documentation, dated March 10, 2024, from the Campground stating that James and Alma Barreto do not have a current contract with the Campground.

Real Estate Appeal of Florence Turner, 204 Route 163, Account No. T0389600

Chairman Murphy swore in Florence Turner. Ms. Turner requested a reduction in the assessed value of the property. The Assessor's office informed her that the increase in the assessment was due to the installation of solar panels. She stated that the solar panels were installed in November 2022 and were not connected due to a part that was not available until recently. In addition, the property is located near the scrapyards, which opens at 5:30 a.m., six (6) days a week, and is subject to constant noise, fires, and explosions negatively affecting the quality of life. Documentation regarding the solar panels will be provided.

Motor Vehicle Supplement Appeal of William Beyer, 54 Daisy Hill Road, Account No. 80207

Board Member Turner swore in William Beyer. In reviewing the information provided by the Assessor's Office, Mr. Beyer questioned the value indicated in the NADA (National Automobile Dealers Association) book values in comparison to that of the other models. The vehicle currently has body damage and no engine. He provided documentation retrieved from Edmunds car values which, he felt, was more accurate based on the vehicle type and condition. He stated that the tax bill was paid, but was unable to locate the vehicle or record of payment on the Town website.

Real Estate Appeal of Adam McNiece, 1446 Route 85, Account No. M0019700

Board Member Turner swore in Adam McNiece. Joining the meeting via speakerphone, Mr. McNiece stated that, by law, the barn should not be included as part of the assessed value of the property as it has not been issued a Certificate of Occupancy. The barn and electrical

service were inspected two (2) years ago and, while the service passed inspection, the building did not pass for unknown reasons. In addition, there are two (2) homes on the property that are assessed individually and should be assessed jointly due to the inability to subdivide the property. He further expressed his dismay with the assessment notice being mailed to the wrong address and his negative relationship with the Building Inspector.

Real Estate Appeal of Adam McNiece, 178 Ridge Hill Road, Account No. M0020900

Mr. McNiece stated that he applied for and was denied the farming exemption though, since purchasing the property, he has cleared and planted blueberry and pumpkin plants. He plans to continue farming the land for the foreseeable future. He provided permission for the Board Members to visit the property.

Personal Property Appeal of The Studio for Oral Design, 431 Oxoboxo Dam Road, Account No. 20211063

Board Member Turner swore in John Connell, representing The Studio for Oral Design. Mr. Connell stated that the form and supporting documents were mailed but not received by the Assessor's Office. Copies of the submitted paperwork were re-filed and, in the process, the exemptions were eliminated and a 25% penalty was added.

Personal Property Appeal of Heidi Miller, Pequot Ledge Campground, Lot 17, Account No. B2000091

The Appellant was not present for the Appeal.

Real Estate Appeal of Howard W. Beetham, 20 Kitemaug Road, Account No. B0138000

The Appellant was not present for the Appeal.

Personal Property Appeal of Tech-Air, Inc., 152 Route 163, Account No. T4050100

Board Member Turner swore in Patricia Frates, representing Tech-Air, Inc. Ms. Frates stated that they are in the process of closing the business. The building, which was sold in July, was last occupied on December 31, 2023. Admittedly, the Property Declaration Form was not filed in a timely manner and, as a result, the exemptions were not provided for the machinery and a penalty was added to the bill. The dissolution paperwork has not been filed, to date. The Board provided her with paperwork to submit by March 20 to the Assessor's Office for their review and consideration.

4. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 7:47 p.m. Discussion: None. Voice vote, 3-0, all in favor. Meeting Adjourned.

Respectfully Submitted by: Agnes T. Miyuki, Recording Secretary for the Town of Montville