

**Town of Montville**  
**Board of Assessment Appeals**  
**Regular Meeting Minutes**  
**Wednesday, March 20, 2019**  
**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, 2018 Grand List as well as the 2017 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2018 were required to submit an appeal form by February 20, 2019.

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

- Monday, March 18, 2019, 6:00 p.m. (*cancelled*)
- Wednesday, March 20, 2019, 6:00 p.m.
- Saturday, March 23, 2019, 9:00 a.m.
- Monday, March 25, 2019, 6:00 p.m.

The meetings will be held in Room 203.

1. Call to Order  
Board Member Aquitante called the meeting to order at 6:00 p.m.
2. Roll Call  
Present was Board Member Aquitante. Absent were Board Members Gary Murphy, due to surgery, and Turner, due to injury. Also present was Town Assessor Lucy Beit.
3. Approval of the Regular Meeting Minutes of Saturday, September 15, 2018 – *tabled*
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, 2018 as well as the 2017 Supplemental Motor Vehicle assessments.

**Personal Property Appeal of PMT Express, LLC, 319 Maple Avenue, Account No. 20181085**

William Coleman was sworn in by Board Member Aquitante. Mr. Coleman explained that one of the trailers owned by PMT Express, a for-hire trucking company based in Pennsylvania, was housed at Rand-Whitney and taxed as personal property by the town. After researching the matter, he understood that an exemption can be filed as a for-hire company and questioned whether it would still be possible to do so. He stated that up to

five (5) trailers are parked at Rand-Whitney per day, depending upon their level of business. It was explained that the exemption form relates to brand new tractor-trailers or trailers that are registered in the State of Connecticut and does not relate to his situation. A personal property declaration form along with a notice is mailed to the company in July of each year for each of the trailers housed within the town for an extended period of time.

**Real Estate Appeal of Wang Pinjian & Sherry Liu, 8 Brian Blvd., Account No. M9800027**

Sherry Liu was sworn in by Board Member Aquitante. Ms. Liu was seeking a reduction in the assessment of her home, which she felt is higher than that of the neighboring properties whose homes have been remodeled and are in better condition. She stated that, though the property card notes that the home has seven (7) bedrooms and four (4) bathrooms (based upon an interior and exterior inspection that was last conducted in 2011), the home has only five (5) bedrooms.

**Real Estate Appeal of Yan Gao, 31 Brian Blvd., Account No. M9800015**

Yan Gao was sworn in by Board Member Aquitante. Ms. Gao was seeking a reduction in the assessment of her home, which she felt is higher than that of the neighboring properties whose homes are in better condition. An interior and exterior inspection, conducted in 2011, found that the home includes a family suite in the basement, which, she stated, is not currently in use.

**Real Estate Appeal of Kelley Orbe, 1458 Route 163, Account No. S0267900**

Michael and Kelley Orbe were sworn in by Board Member Aquitante. Ms. Orbe was seeking a reduction in the assessment of the property to farmland status. She stated that the property is one of two lots she and her husband purchased. While she applied for farmland status on one of the properties, she neglected to do the same for the smaller, one-acre lot. In addition, due to the installation of a culvert by the State, a significant amount of water is being drained on to the one-acre property. Two roadside sheds, which are dilapidated, are also located on the property. Their goal is to submit an application and reinstitute the property's farmland status and utilize the property as part of the farm and/or build a farming-related structure(s).

**Personal Property Appeal of Genesys Diagnostics, Inc., 8 Enterprise Drive, Account No. 20170010**

William E. McCoy, Esq., representing the Dr. Dinesh Ahuja, stated that Dr. Ahuja was seeking a reduction of his assessment to \$120,000.00. A copy of his tax assessments and declarations from East Lyme, where the company was formerly based, were presented to the Board. The assessment of \$335,000.00 has been placed on virtually the same equipment as was housed in East Lyme. The equipment, which is used for genetic testing, is leased and not owned by the company. A list of the leasing companies will be submitted to the Assessor's office by Saturday, March 23.

**Real Estate Appeal of 1721, LLC, 1 Richard Brown Drive, Account No. H2011001**

**Real Estate Appeal of 1721, LLC, 36 Fitch Hill Road, Account No. Z0258800**

Daniel del Grosso was sworn in by Board Member Aquitante. Mr. del Grosso is seeking a reduction in the appraised value of the properties from \$522,000.00 and \$7,800.00 to \$45,000.00 and \$4,644.00, based on their respective purchase price. He stated that the lots, located behind I-395, were originally zoned as Commercial (C-3) and was later changed to Residential (R-20). He continued to review the characteristics and topography of the property, which includes a 25% slope and wetlands due to a catch basin which drains stormwater directly on to the property. The properties are currently on the market for \$294,000.00.

**Personal Property Appeal of Village Apartments, LLC, 82 Jerome Road, Account No. V2003147**

Michael D. Reiner, Esq., representing the Appellant, felt that the personal property housed within the apartments should be included as part of the real estate and should have a zero personal property value. Town Assessor Lucy Beit informed him that a recent court decision determined that all of the appliances housed in each of the apartment units is taxable personal property. The appliances, he argued, are aged and of little value.

**Real Estate Appeal of Ana Linn, 15 Jeffrey Manor Road, Account No. 20477329**

Ana Linn was sworn in by Board Member Aquitante. Ms. Linn was seeking a reduction in the assessment of the property based on the transformation of the neighborhood from a nice, safe area to an unsafe, "ghetto or slum". She requested that the town institute ordinances to help resolve the issues.

**Mohegan Plaza, LLC, 912 Route 32, Account No. D0425000**

Ken Bondi, representing the Appellant, was sworn in by Board Member Aquitante. Mr. Bondi, a Commercial Broker, was seeking a reduction in the assessment of the property based upon its condition. He has been unable to sell the property for nearly two years due to its condition and taxes. He submitted a bank appraisal, which was conducted by one of the four interested buyers, valuing the property at \$220,000.00. The bank also estimated that approximately \$160,000.00 in maintenance costs would be necessary to bring the units back to a rentable state. The initial selling price of the property was \$399,000.00 and is now \$225,000.00. The town has assessed the property at \$480,000.00.

5. Adjournment

The meeting was adjourned at 7:53 p.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville